SCHEDULE "A" OF
MSTW BY-LAW NO. 2-82

# MSTW PLANNING DISTRICT
# DEVELOPMENT PLAN

The MSTW Planning District Development Plan, adopted by By-law No. 2-82 of the MSTW Planning District, is hereby approved this 15th day of December, A.D., by Order-in-Council No. 1457.

**Prepared for: MSTW DISTRICT BOARD**

**By: Municipal Planning**
**Department of**
**Municipal Affairs.**

NOTICE: All persons making use of this copy of the MSTW Planning District Development Plan are reminded that it has no legislative sanction, and that the original MSTW Development Plan should be consulted for all purposes of interpreting and applying the law.

The official documents may be viewed at:

The MSTW Planning District Office
The Town of Morden Office
The R. M. of Stanley Office
The R. M. of Thompson Office
The Town of Winkler Office
The Municipal Planning Branch

# MSTW PLANNING DISTRICT

## BY-LAW NO. 2-82

A By-law of the MSTW Planning District to adopt a Development Plan for the Rural Municipalities of Stanley and Thompson, and the Towns of Morden and Winkler.

Whereas Section 30(1) of The Planning Act provides that the board of a district shall by by-law adopt a development plan;

And Whereas it is deemed expedient and desirable to adopt a development plan for the Rural Municipalities of Stanley and Thompson, and the Towns of Morden and Winkler;

Now Therefore, in meeting duly assembled, the Board of the MSTW Planning District enact as follows:

1. That the MSTW Planning District Development Plan, appended to this By-law as Schedule "A", be and the same is hereby approved and adopted.
2. That By-law No. 4-78, No. 1-79, No. 1-80, No. 2-80, and No. 4-81 of the MSTW Planning District be and the same are hereby repealed upon the date of the passing of this By-law.

Done and Passed at a meeting held on the 30th day of November, 1982.

Donald J. Alexander
Chairman

Certified to be a true and correct copy of MSTW By-law No. 2-82 passed at a meeting of the Board held on November 30, 1982.

Mary Riddell
Secretary-Treasurer

Mary Riddell
Secretary-Treasurer

(SEAL)

Read a first time this 18th day of May, 1982.

Read a second time this 23rd day of June, 1982.

Read a third time this 30th day of November, 1982.

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INTRODUCTION

# PART I - INTRODUCTION AND GENERAL PURPOSE

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# PART I - INTRODUCTION AND GENERAL PURPOSE

This development Plan applies to the Town of Morden, the Rural Municipality of Stanley, the Rural Municipality of Thompson, and the Town of Winkler. It is prepared according to the requirements of the Planning Act and adopted by the Board of the M.S.T.W. Planning District.

## Purpose of a Development Plan

The statutory purposes of a Development Plan are described in Section 27(1) of the Planning Act as follows:

> "27(1) The purposes of a development plan are:
> (a) to serve as a framework whereby the district or the municipality and the community as a whole may be guided in formulating development policies and decisions;
> (b) to identify the factors relevant to the use and development of land;
> (c) to identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof;
> (d) to set forth the desired timing, patterns and characteristics of future development of land and to determine the probable social, environmental and economic consequences thereof;
> (e) to establish and specify the programs and actions necessary for the implementation of the development plan;
> (f) to outline the methods whereby the best use and development of land and other resources in adjacent municipalities, districts or affected areas immediately abutting thereto, may be co-ordinated;
> (g) to identify those matters of government concern which affect the use and development of land and other resources within the district or the municipality."

On a more general level this plan should be of use to all people of the Planning District. For the general public it should instill a sense of confidence that the municipalities are using their resources in the most effective manner. For businesses it should provide guidance as to the most appropriate location from which to operate and the security of knowing that growth patterns are planned and therefore their investments are protected. For each Council it establishes a direction toward which they should lead development and a continuity with the decision making of past and future Councils so that todays investments can be used as an effective foundation for tomorrows growth.

## M.S.T.W. Planning District

Planning Districts are formed in order to allow two or more municipalities to jointly prepare and administer a Basic Planning Statement or a Development Plan. These Districts have an obvious financial benefit in that, rather then each municipality incurring the cost of a seperate plan, the costs are shared through the preparation of one plan. More important however is the benefit of having a plan which can deal with development issues jointly affecting several municipalities and the advantage of having a forum at which these issues can be resolved. Ultimately the Planning District will mean more local input into future development when this Development Plan is adopted, followed by individual municipal zoning by-laws and eventually by local authority over subdivision approval.

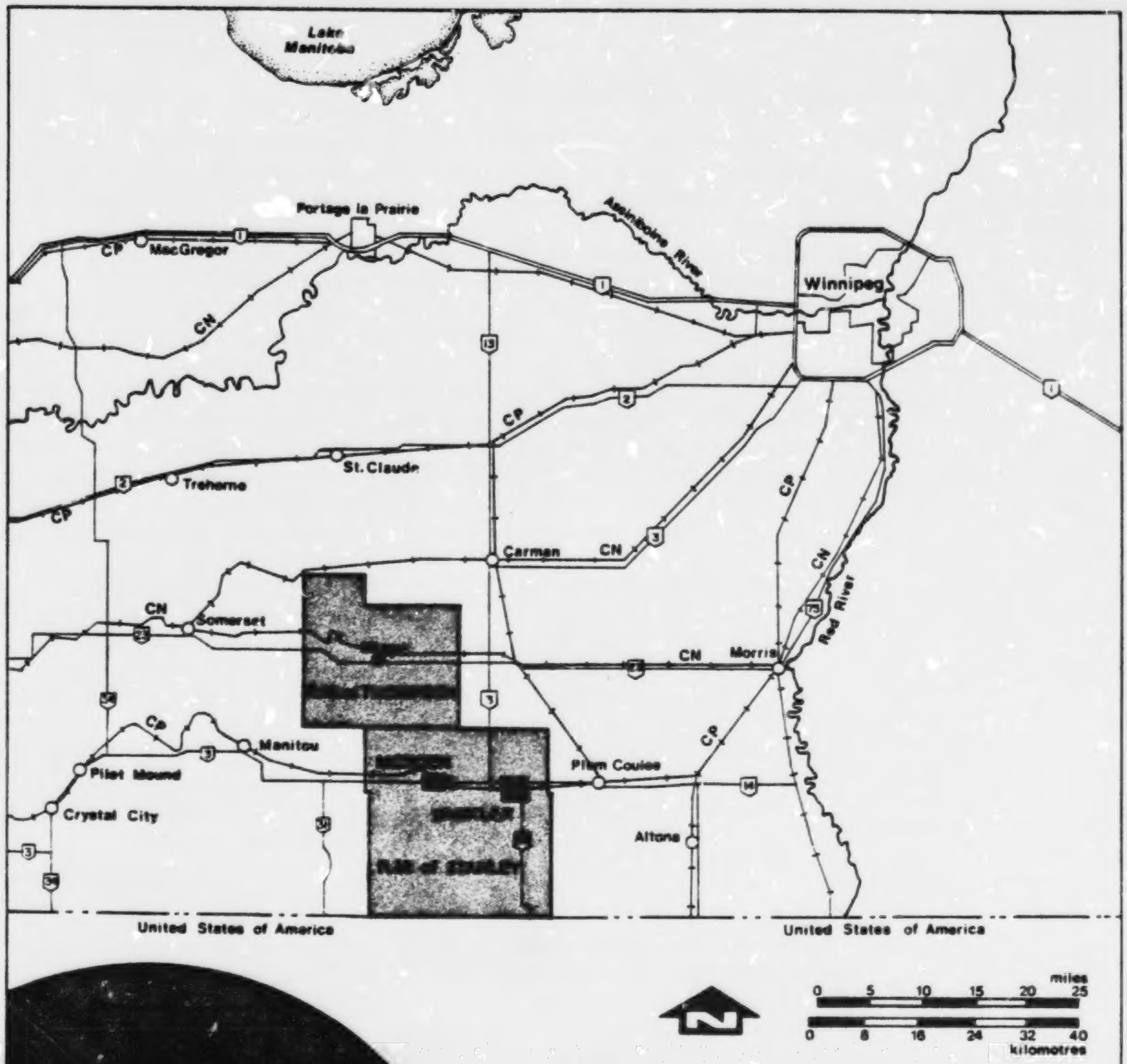
There are a number of planning issues which made the formation of the M.S.T.W. Planning District imperative.

1. The need to direct future development of land along the Highway 3/14 corridor.
2. The necessary expansion of the towns of Morden and Winkler.
3. The demand for rural and non-rural growth in the R.M. of Stanley and the R.M. of Thompson.
4. The need to protect valuable water resources in the District.
5. The development of joint institutional and recreational facilities.

These and many other issues affect more than one municipality and therefore should be dealt with through a Planning District and resolved to the satisfaction of each municipality.

The M.S.T.W. Planning District was formed in 1977 by Order in Council No. 1018-77 to deal with these issues through a Development Plan.

On August 22, 1978 the Board of the M.S.T.W. Planning District adopted a Basic Planning Statement. This was intended as an interim guide to development during the preparation of this more comprehensive Development Plan and Zoning By-laws. This Development Plan replaces that Basic Planning Statement.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# MSTW planning district

Prepared by
**The MSTW Planning District Board**
With the Assistance of the
Department of Municipal and Urban Affairs
Province of Manitoba

## Adoption & Amendment

The adoption procedure for the Development Plan is described in Sections 30 to 33 of the Planning Act. This adoption involves a number of steps which are summarized as follows:

1. The plan is drafted after discussions with each of the member municipalities and the general public;
2. The M.S.T.W. Board compiles the final version of the plan, consults once again with the member municipalities and gives first reading to the Development Plan By-Law;
3. A public meeting (or meetings) is advertized and held so that the public and government agencies may comment on the plan.
4. If there are no major objections the Board will give second reading and forward the by-law to the Minister of Municipal Affairs. If there are major concerns expressed at a hearing the by-law may be amended and another meeting held.
5. If the Minister is satisfied that the by-law meets the criteria for a Development Plan, he will give his recommendation and instruct the Board to proceed with third reading. If, however, the Minister received major objections he may refer the plan to the Municipal Board who must then hold a hearing to consider the objections.
6. After all issues have been clarified the M.S.T.W. Board will give the by-law third reading and return the Plan to the Minister of Municipal Affairs. The Development Plan comes into effect on the date of the Order-in-Council.

It is recognized that, from time to time, it may become necessary to change some of the policies or even some of the goals of the plan in response to new technology, new information or new attitudes. Section 29 of the Planning Act recognizes this need by requiring that the plan be reviewed when the Minister considers it necessary or when the Board feels it necessary but not later than 5 years after adoption.

An amendment to the plan by the Board involves much the same procedure as the adoption. The Council must be consulted before first reading, a public meeting must be advertized and held and the Minister must approve all amendments. This process of adoption and amendment ensures that all persons affected are aware of the changes to the plan and that there is ample opportunity to ask questions and have input.

## EFFECT OF A DEVELOPMENT PLAN

The adoption of the Development Plan establishes general goals for growth and although each Council need not immediately implement programs and projects toward those general goals, they cannot take any action which would be contrary to it. Section 34(1) of the Planning Act states this as follows:

> "34(1) The adoption of a development plan does not require the board of a district or the council of a municipality to undertake any proposal therein suggested or outlined; but no undertaking or development within the area affected by the development plan shall be carried out that is inconsistent or at variance with the proposals or policies set out in the development plan."

The most immediate effect of adoption of the plan is that, in keeping with Section 34(2) of the Planning Act, the council of each of the member municipalities must adopt a zoning by-law within six months of the date on which the Development Plan comes into effect. This zoning by-law is the principal means by which the policies of the Development Plan are translated into specific rules for development within each municipality. Each Council has the authority to adopt and amend a zoning by-law governing its municipality provided that such a by-law is not contrary to the Development Plan.

### Background Studies

The adoption of this Development Plan was preceeded by detailed evaluation of many aspects of the communities involved. This information is reproduced in the following series of 14 background studies.

1. Background Studies for the Town of Morden
2. Background Studies for the Town of Winkler
3. Background Studies for the Unincorporated Village of Miami
4. Morden-Winkler Corridor
5. Rural Population
6. Gravel & Quarry Mineral Resources
7. Report on Agriculture
8. Rural Settlement Centres
9. Rural Transportation
10. Groundwater Resources
11. Wildlife
12. Paleontological, Archeological & Historical Resources
13. Rural Land Use & Development
14. Economic Base Study & Municipal Finance Analysis.

The studies provide a detailed evaluation of every aspect of the Planning District which is of concern to this Development Plan. They should serve as an ongoing reference for the Board, Councils and the Public in order to gain a more complete understanding of the resources of the District and the directions of development.

## Plan Format

During the preparation of this plan detailed discussions were held with each Council to identify the major land use issues. Each Council then identified policies that would both accommodate the development pressures and prevent potential land use conflicts. It was found that the descriptions and explanations which came forward during discussions with the Councils greatly assisted in understanding the intent of the policies. Therefore, the Goals, Objectives and Policies of this plan, which are identified by number and *typed in italics*, are accompanied by explanations and descriptions which are intended to ensure greater certainty and clarity in interpreting the plan.

Part I of this plan contains Goals for development in all of the municipalities of the M.S.T.W. Planning District. These Goals are intended to be general in nature, to deal with the long range growth of the District and to establish an intent or a development philosophy to assist Councils in interpreting the plan. Part I therefore applies to all municipalities.

The next four parts of the plan contain the more detailed goals of each municipality. It will be noted that the policies are frequently repeated in more than one part. This is because there are many similarities in each of the four municipalities. However for the convenience of Councils and the public and to assist in implementation of this plan, it was decided to seperate the parts of the plan as they apply to each municipality. Therefore, for example, the Town of Morden is regulated by Part I. the overall goals, Part II, the Goals, Objectives and Policies which are specific to that Municipality and by Part VI, Implemenation. The Rural Municipality of Stanley is regulated by Part I, Part III and Part VI and so on.

There are four "Land Use" maps in this Development Plan: Stanley/Thompson, Miami, Morden & Winkler. These maps show the proposed land use patterns within the District during the life of the plan and beyond. The maps are not intended to imply that these areas are immediately ready for the designated development or that they will be rezoned upon request. Councils will continue to follow the principle of logical, orderly and economical expansion and will permit growth into designated areas only when detailed plans for development have been reviewed and it is economically and technically feasible to provide a full range of municipal services. Councils will view the zoning of land as their final assurance that the land is ready for development and the municipality is prepared to provide and maintain the necessary services.

The transportation maps are intended to define the major municipal transportation system and to identify the roads which will receive priority attention.

The village maps, including the agricultural villages south of Winkler, Thornhill and Rosebank, show development limits which, for planning purposes, should be treated as village boundaries.

The "General Development Concept" maps of Part II Morden and Part V Winkler are not intended to define specific boundaries but rather to identify the general location of the major land uses within each municipality. The "Land Use" maps provide a composite pattern of existing and proposed land uses and should be viewed as the authority in defining land use patterns.

## Goals of the M.S.T.W. Planning District

The purpose of the following goals is to describe a development philosophy and to establish broad directions and attitudes by which growth will be guided in each of the member municipalities. These are the goals upon which the rest of the plan is based therefore whenever the Board or a Council finds that the wording of any policy is unclear or ambiguous and in need of interpretation, these goals will be used to help determine the original intent of that policy.

The Development Plan Goals are built upon four fundamental principles:

1. That agriculture is the primary land use of the Planning District and that agricultural production, and the rural lifestyle associated with this production, will be preserved and strengthened.
2. that the towns and villages provide an essential service function for agricultural production and otherwise contribute to the prosperity of the District and that the urban lifestyle, characterized by more organized development and a wider range of services, will also be preserved and strengthened.
3. that rural non-farm residences or other rural non-agricultural uses will develop in a manner and in a location which will not be in conflict with the primary rural and urban lifestyles of the District.
4. that the resources of the Municipality, including economic, physical and cultural, will be managed so that they can produce the greatest benefit to present and future residents of the Planning District.

**Development in the municipalities of the M.S.T.W. Planning District will be guided by these principles and to this end the Board will pursue the following goals:**

Goal 1 To promote co-operation between municipalities in the planning and development of areas of mutual or regional concern and to ensure the orderly growth of the municipalities of the Planning District.

Goal 2 To support and strengthen agriculture as the primary land use of the Planning District.

Goal 3 To preserve the rural/agricultural character and lifestyle of the Rural Municipality of Stanley and the Rural Municipality of Thompson.

Goal 4 To ensure that the benefits to the community which result from development, outweigh the costs in terms of services, utilities, taxes, public facilities and possible harmful affects on the environment and surrounding land uses.

Goal 5 To direct the growth of the Towns & Villages in a manner which will permit the economical provision of a high level of municipal services at such time as these services are needed.

Goal 6 To avoid haphazard expansion of urban areas in a manner which is wasteful of agricultural land and to direct the development of non-farm residences to established communities, rural service centres or areas specifically designated for this use.

Goal 7 To encourage the development of industrial and commercial uses, in appropriate locations in order to serve the needs of the community and to diversify the employment base.

Goal 8 To protect people and property from damages which may result from flooding, erosion, soil instability and other natural hazards.

Goal 9 To protect viable wildlife habitat areas and to preserve the delicate balance between man made and natural environments.

Goal 10 To develop a level of services which protects the health, safety and convenience of residents.

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| Goal 11 | To promote the joint development of municipal services and recreation facilities for the use of all residents of the Planning District. |
| Goal 12 | To co-ordinate the municipal and provincial road systems to provide for efficient and convenient movement throughout the municipalities. |
| Goal 13 | To develop and pursue such policies, administrative methods and programs, including fiscal planning arrangements, that may be necessary to further the objectives and policies of this plan. |
| Goal 14 | To promote public and private investments in support of the goals, objectives and policies of this plan. |

## DEFINITIONS

1. Aggregate: means sand and gravel or crushed rock.
2. Agri-Commercial: means the sale of goods and services which are directly related and complimentary to local agricultural production, which do not require a level of services typically provided in an urban area and which may be unsafe or otherwise unsuitable for location in an urban area.
3. Agricultural Industry: means the practice of agriculture including farming, dairying, pasturage, horticulture, floriculture, apiculture and animal and poultry husbandry and the necessary accessory uses for packing, storing or treating the product provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.
4. Approving Authority: means (i) the minister, or (ii) the board of a district that is authorized by an order of the minister to act as an approving authority within the area of jurisdiction of the board, or (iii) the council of a municipality that is authorized by an order of the minister to act as an approving authority for that municipality.
5. Aquifer: means a water bearing layer of permeable rock, sand or gravel.
6. Board: means the Board of the M.S.T.W. Planning District.
7. Buffer Zone: means an area of land intended to seperate one land use activity from another.
8. Central Business District: means that part of a town or village, usually centrally located, where the majority of commercial and business activity has traditionally been conducted.
9. Compatible Land Use: means land use activities which can co-exist without creating undesirable effects or interference.
10. Conditional Use: means the use of land or building which may be permitted in any particular zoning district provided the conditions of Council can be met.
11. Corridor or Corridor Area: means that area of the District lying on either side of PTH #3 & PTH #14 between the Town of Morden and the Town of Winkler, as designated in this Development Plan.
12. Detrimental: Undesirable or harmful as determined by the M.S.T.W. Planning District Board.
13. Development: means the carrying out of the construction, erection or placing of any building or excavation or other operation on, over or under land; or the making of any change in the use or intensity of use of any land or buildings or premises.
14. Development Limits: means the line which defines the maximum limits for the growth of villages.

15. Erosion: the process by which the earth's surface is worn away by the action of wind or water.

16. Farmstead: the land area previously or presently used by the farm operator for residence, animal shelters, or other building used for farm operation, normally in a single cluster.

17. Farm Unit: consists of the farmstead plus the land area and other buildings used in the farm operation.

18. Higher Density Residential: means a higher concentration of dwelling units per acre as compared to the average of the municipality and usually involves multi-family residential development such as apartment buildings.

19. Home Occupation: means any business or profession carried on for gain which is clearly incidental and secondary to the use of the dwelling unit and site for residential purposes.

20. Landslide: means all type of localized movements, except subsidence, of the earth's crust caused fundamentally by gravity.

21. Land Subject to Flooding: means all lands subject to flooding by the 100 year flood, a recorded flood exceeding the 100 year flood, or a flood specified by the Water Resources Division in areas protected by flood control works.

22. Livestock Operation: means an operation where cattle, swine, horses, poultry, sheep, rabbits or similar animals not kept for pets, are confined, fed and raised, but does not include operations for the slaughter, processing, grading, packing or auctioning of livestock.

23. Lower Class Agricultural Land: means land which is not prime but which is used for farming or has the potential of being used for farming.

24. Major Provincial Highways: means any limited access highway which has been so designated by the Department of Highways and Transportation on the basis of its importance as a regional Provincial, Inter-provincial or National carrier. Unless the Highway Traffic Board declares otherwise by regulation, all Provincial Trunk Highways (also some Provincial Roads) have limited access status under the Highways Protection Act.

25. 100 Year Flood: means a flood which is likely to occur, on the average, only once in 100 years or more specifically, a flood which has a one percent chance of being equalled or exceeded in any year. Also described as a one percent flood or a flood having a return period of 100 years.

26. Ordinary High Water Mark: means the highest level of water that normally occurs; the occurrance of said level being so common as to mark on the soil a character, in respect to vegetation, distinct from that of the bank.

27. Prime Agricultural Land: means land having Classes 1,2 and 3 soils as classified by the agricultural land capability system of the Canada Land Inventory and interpreted as such by the Manitoba Soil Survey, Manitoba Department of Agriculture.

28. Public Open Space: means parcels of land that are unoccupied by buildings and available for public recreation facilities.

29. Recreation Development: means any development, whether intensive or extensive, which facilitates recreation in a special area eg. campground development, trails, cottages, etc.

30. Rural Residential Development: means the establishment of rural non-farm residences on small acreage lots excluding cottages or resort type development.

31. Rural Settlement Centres: means the unincorporated communities of Reinfeld, Chortitz, Shanzenfeld, Friedensruh, Osterwick, Hochfeld, Neuenberg, Blumenfeld, Friedensfeld, Reinland, Thornhill and Rosebank.

32. Small Scale Farming: means farming activities usually utilizing a small parcel of land where the activities are largely "hobby" and non-commercial in nature.

33. Subsidence: means the vertical settlement, lowering or falling of the earth's surface.

34. Unworkable Parcel: means any portion of agricultural land which, as a result of size, shape or access difficulties, cannot be cultivated in the same manner as surrounding agricultural land or cannot be otherwise used to complement the farm operation.

35. Water Body: means a lake, pond or reservoir either naturally or artifically created which periodically or continuously contains water.

36. Water Course: means an open, defined channel, river, drain or ditch, either naturally or artifically created, which intermittenly or continuously contains moving water.

# PART II - MORDEN

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# OVERALL DEVELOPMENT GOALS

Part I, Part II & Part VI of the M.S.T.W. Development Plan apply to the Town of Morden. All development within Morden shall conform to the Goals, Objectives and Policies contained in these parts.

## INTRODUCTION

Part I of this plan provides a background summary of the M.S.T.W. Planning District together with an explanation of the purpose of a Development Plan, the adoption and amendment procedure, the format which has been used and definitions of some terms used throughout the plan. Part I also contains overall development goals for all municipalities in the Planning District. It is therefore essential to be familiar with Part I in order to understand the development directions of each municipality.

This part of the M.S.T.W. Development Plan consists of a set of Goals for the overall development of the Town of Morden plus a series of 7 components each containing certain Objectives & Policies to guide that particular aspect of community development.

The GOALS which follow are intended as long range aims toward which development shall be directed. They identify the major areas or components of development concern.

Each component in this part of the plan contains one or more OBJECTIVES which present a more specific, short range view of the goals.

These objectives are broken down further into POLICIES which define the specific means by which the Goals & the Objectives are to be implemented in the decision making processes of the municipality. These policies should be interpreted in the light of the overall goals of the M.S.T.W. Planning District and the goals of the Town of Morden.

## DEVELOPMENT GOALS FOR THE TOWN OF MORDEN

Morden is an urban municipality which is dependant on surrounding agricultural activity for the majority of its economic activity. It is recognized that the town must expand and that this expansion will probably occupy prime agricultural lands. However future expansion will utilize all land in the most economical manner and shall consider possible effects on surrounding farming activity in addition to the traditional urban considerations of adequate seperation and buffering of conflicting uses and ensuring an efficient level of municipal services.

The following goals are adopted for the overall development of the Town of Morden:

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| *Goal 1* | *To provide for a pleasant and healthy residential environment.* |
| *Goal 2* | *To develop a full range of commercial and business opportunities for Morden and area.* |
| *Goal 3* | *To develop stable employment opportunities and a diversified industrial base.* |
| *Goal 4* | *To provide social and institutional services which meet the needs of Morden & District residents.* |
| *Goal 5* | *To ensure recreational opportunity for the health and enjoyment of residents and to preserve the historic and cultural amenity of the Town.* |
| *Goal 6* | *To ensure safe and efficient movement throughout the Town.* |
| *Goal 7* | *To develop a level of municipal services which is consistent with the safety and well being of the residents.* |
| *Goal 8* | *To implement the Goals, Objectives and Policies of this plan in a manner which most effectively meets the needs of the residents of the municipality.* |

# RESIDENTIAL

Residential development in this section is broadly divided into the maintenance of established areas and the growth of newer areas. Both the established and the expansion areas are noted on Land Use Map No. M-7.

The neighbourhood character and the quality of life which has developed over the years in older residential areas will be protected and enhanced. Services will be maintain in these established areas in a manner which is comparable to newer residential areas and will ensure that future residential expansion will not diminish the quality of services to established areas. Where the downtown must expand into surrounding residential areas the rights of owners to continue to use and enjoy their homes are recognized and development shall be managed so as to minimize conflicts in these transition zones.

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| *Objective 1* | *To preserve the stability and character of older residential areas wherever this is possible and to minimize conflicts in the transition zones around the downtown area, where land is changing from a residential to a commercial use.* |

New residential areas require an extension of existing municipal services, such as sewer, water and roads, from adjacent established neighbourhoods. Unless these extensions have been properly planned for, services in the established neighbourhoods may be reduced by overloading the sewage system, excess demand on the water supply, increased traffic flows to a dangerous or disruptive level or otherwise straining municipal services. Residential expansion will not take place at the expense of any established residence.

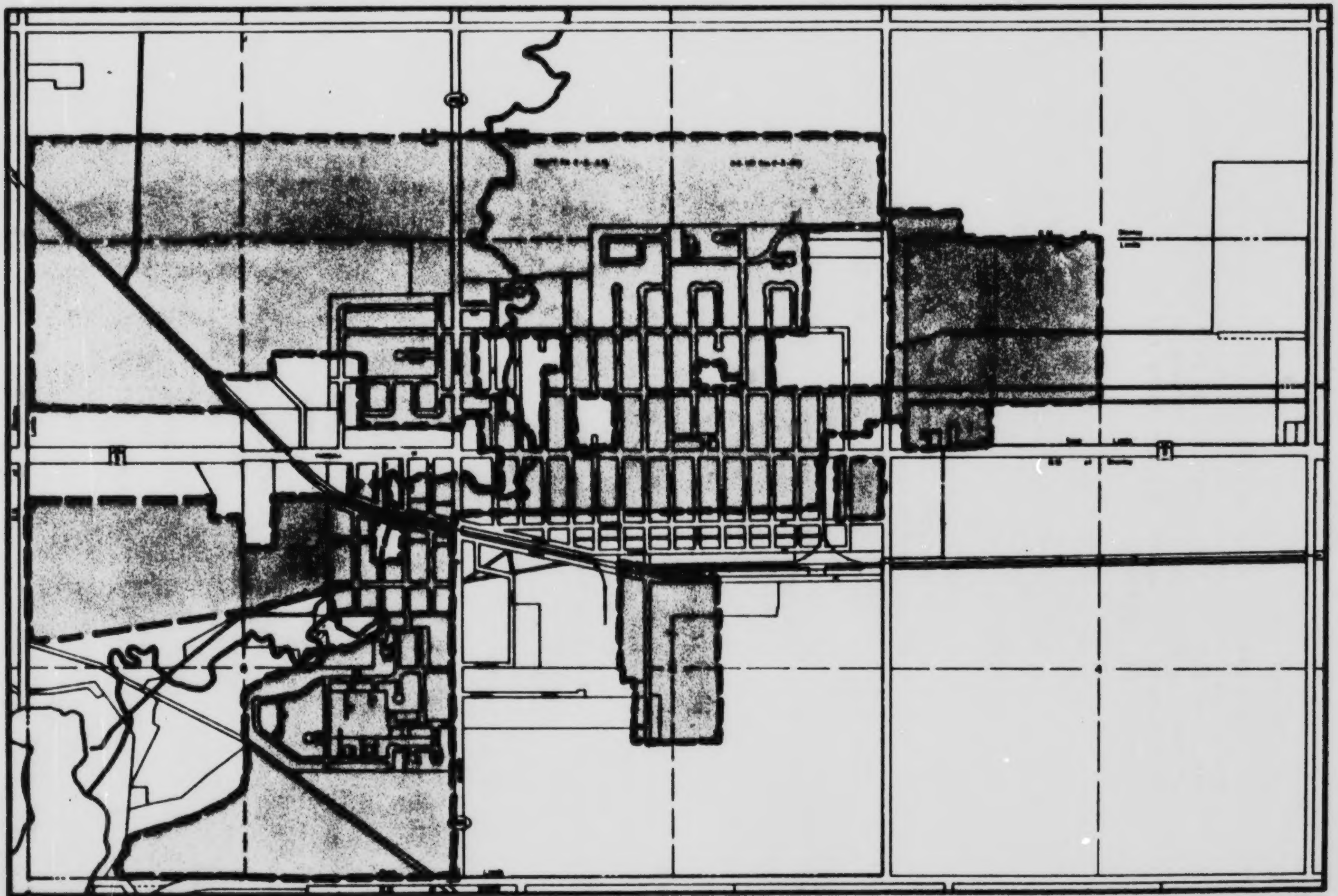
*Policy 1* *The design of new residential subdivisions shall ensure that there are no adverse effects on the quality of services in existing residential areas.*

The most visible growth of a town occurs on the outskirts, however as a town grows the land use patterns change and some established areas must give way to new uses. One example of such a transition in Morden is the growing industrial area south of South Railway Ave. and east of Mountain St. where many pockets of residences still exist. Another is the area surrounding the downtown which has been zoned for commercial development for almost 20 years but which still contains many residences. Proposals for these and other transition areas must support the long range projections of the development plan so that, for example, residences located in downtown expansion areas will eventually be replaced by new commercial ventures. However, until that "take over" occurs these existing non-conforming uses must be encouraged to maintain a high standard of appearance without significantly prolonging their life expectancy.

*Policy 2* *A high standard of maintenance shall be encouraged for residences in any area near the downtown which has been designated for Commercial development or in other areas which may be subject to a significant change in land use. However, upgrading or expansion of these uses will not be supported where such expansion may prolong the transition from residential to commercial.*

The second major aspect of residential development is the growth of properly planned new residential neighbourhoods.

*Objective 2* *To ensure that an adequate supply of fully serviced land is available for the expansion of attractive healthy and stable residential neighbourhoods and to encourage the provision and maintenance of adequate housing to meet the needs of the residents of Morden.*



**M.S.T.W.**
**DEVELOPMENT PLAN**
**Town of Morden**

**Legend:**

N

**RESIDENTIAL - General Development Concept**

**M-1**

Five specific areas are designated for future residential development. In addition established areas should be infilled where possible to make the best use of existing municipal services. Expansion areas should be developed in a manner which permits the most economical extension of services.

*Policy 3* *Residential growth will be directed to the following areas as illustrated on Land Use Map No. M-7.*

*a) infill of established residential neighbourhoods;*
*b) the area east of First St. & North of Thornhill;*
*c) the north half of Section 8-3-5W;*
*d) Section 7-3-5W;*
*e) the south-west part of town on the south-east Quarter of Section 6-3-5W; and*
*f) infill and expansion along 9th Street, south of the South Railway Ave.*

The designation of certain areas for residential expansion indicates that, over the life of this plan, some or all of this land will be developed for residential growth. However, this growth must occur in an orderly and logical manner therefore land will only be zoned where a general design has been approved by Council, servicing to municipal standards is feasible and a need exists for this growth.

*Policy 4* *Growth of residential areas shall be staged so that each extension represents a logical growth of existing development and a supply of vacant serviced lots is maintained to meet estimated demands for the succeeding three years. Development should not by-pass land in a manner which requires the municipality to construct or maintain infrastructure services which are not being fully utilized.*

*Policy 5* *Priority shall be given to the development of those areas which are already serviced or which can be serviced most economically.*

A neighbourhood can generally be described as a residential area with a defined physical boundary which is perceived as being distinct from other parts of the town and whose residents normally have access to a local store, a common open space and possibly other common services.

*Policy 6* — *Developers will be required to show how any proposal for a new residential development will form part of an existing neighbourhood or will become part of a new neighbourhood.*

The character of residential areas and the type of housing which is developed should reflect the land use patterns and population trends of the town. The need for new accomodation includes houses, apartments, senior citizens units and others. It also includes owned and rented housing in a wide range of styles and prices. The type of housing which is developed in Morden should reflect the needs of the projected local population.

*Policy 7* — *The character and location of residential areas and the type of housing and associated facilities which are developed, will be encouraged to reflect the projected population characteristics of Morden, particularly with regard to the needs of various age groups.*

*Policy 8* — *Medium and high density residential development will be encouraged to locate close to the downtown area and may be permitted where they have ready access to public open spaces or collector roads.*

*Policy 9* — *Mobile homes will be permitted in designated areas within well serviced and attractively developed mobile home parks or mobile home subdivisions which complement the overall character of the surrounding residential uses.*

A business conducted in the home for extra income is called a "home occupation" provided the main use remains residential and the character of the neighbourhood is not in any way altered. Under controlled circumstances home occupations are considered acceptable in a residential area.

Policy 10

Home occupations may be permitted in residential areas provided they are conducted only by members of the family and do not conflict with the residential character of the area.

# COMMERCIAL

Morden commercial services have grown over the years to meet the needs of a population far larger than the town itself. This regional service role is one which has been and will continue to be actively promoted by the Council.

*Objective 1* — *To develop a full range of commercial and business services to meet the needs of the Town and the region.*

The policies contained in this section identify four distinct types of commercial activity. These are: the Central Business District; Neighbourhood Commercial; Highway Commercial; and Shopping Centre District. Each is intended to meet a specific type of commercial need but the principal focus of commercial activity will continue to be the downtown area.

*Policy 1* — *Council will encourage the development of Mordens commercial and business facilities in a manner which serve regional as well as local needs.*

*Policy 2* — *Commercial development in Morden will fall into one of these four types:*

*a) The Central Business District (CBD): the downtown commercial and office area which offers the greatest variety of shopping and business opportunities.*

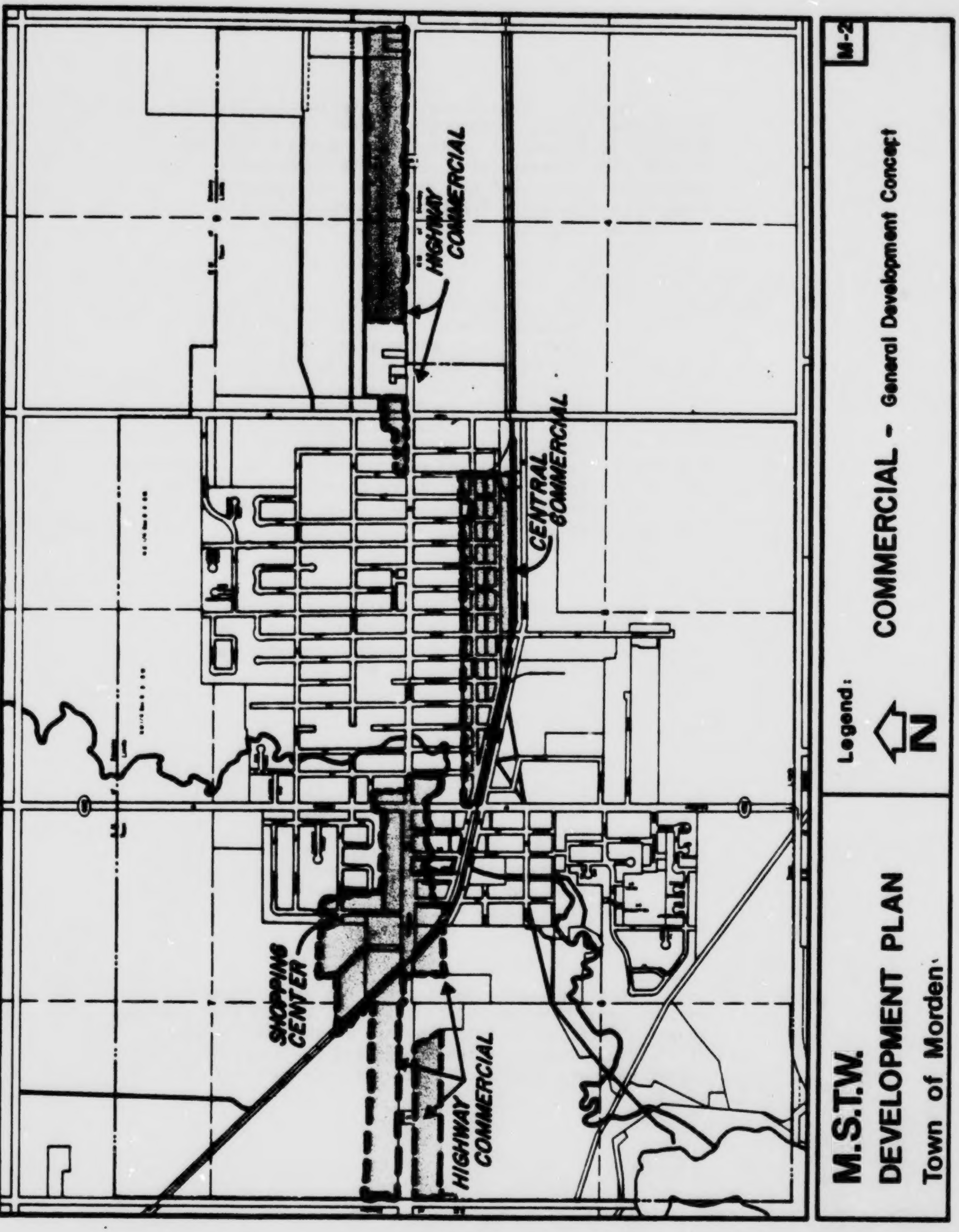
*b) Neighbourhood Commercial: a limited shopping facility located in residential neighbourhoods and intended to serve the day to day needs of nearby residents.*

c) *Highway Commercial: requires a location on a highway or an arterial road for exposure to high volumes of primarily non-local vehicle traffic.*
d) *Shopping Centre District: will be a major commercial concentration but will not replace the C.B.D. as the main shopping area.*

The Central Business District (CBD) of Morden is already a clearly identifiable part of the Town. Future development shall concentrate on supporting its central role in the commercial life of the community and creating a positive shopping and business atmosphere within the C.B.D.

*Policy 3* *The Central Business District is defined as that portion of commercial use shown on Land Use Map No. M-7 which lies north the C.P.R. and is centred on Stephen Street.*

a) *The C.B.D. will be encouraged to develop a dual role in the community. It will be the main commercial area offering the widest selection of shopping and business opportunities and it will reflect the character of the Town and its people both to local shoppers and to visitors. Because of this important role any measures proposed to revitalize or upgrade commercial services within the town will give priority to C.B.D. development.*
b) *Future downtown development shall establish clear boundaries for the C.B.D. and shall be designed to improve traffic flow and make shopping convenient and enjoyable for pedestrians.*
c) *A mixture of higher density residential and commercial uses will be permitted in the C.B.D. where the residential development will aid in revitalizing the downtown without conflicting with the growth or operation of businessess.*
d) *Residences presently located in areas designated for commercial development as part of the central business district will be encouraged to maintain a high standard of appearance. However, in order not to lengthen the transition time from residential to commercial, building extensions or other structural alterations to non-conforming residences will not be permitted.*


HIGHWAY COMMERCIAL
CENTRAL COMMERCIAL
SHOPPING CENTER
HIGHWAY COMMERCIAL
Legend:
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M-2

**M.S.T.W.**
DEVELOPMENT PLAN
Town of Morden

COMMERCIAL - General Development Concept

It must be stressed that neighbourhood commercial is intended to allow convenient access for "day to day" shopping needs such as bread, milk and other staples. Neighbourhood commercial shall not be developed in competition with the C.B.D. and shall be designed and located to create the least interference with the residential character of the area in which it is located.

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| *Policy 4* | *Existing small convenience stores should continue to meet the needs of established neighbourhoods and a suitable location will be identified for future neighbourhood commercial in the residential areas developing in the north-west and south-west parts of Town. These commercial operations should be built and operated in a manner which complements the quiet character of surrounding residences and can be located such that they can adequately handle pedestrian and vehicle traffic.* |

Highway commercial areas shall only include those businesses which, due to the nature of their service, require a highway location and cannot reasonably be located in the C.B.D.

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| *Policy 5* | *Future highway commercial will be encouraged to location along P.T.H. #3 east of First St. and west of Mountain Ave. as identified in Land Use Map No. M-7. Expansion will occur only where services can be provided. All highway commercial development should have access to the highway by means of a frontage road and shall be consistent with Department of Highways Policies.* |

A shopping centre development has been proposed in the western part of town. Since this is intended as a regional shopping facility it will generate a considerable amount of traffic. Therefore the design and the surrounding street patterns must facilitate the safe movement of this traffic.

Policy 6

The shopping centre proposed for the north side of P.T.H. #3, west of Mountain St. will develop as a regional facility. Access to the highway will be controlled in the safest possible way and the design will ensure that parking and traffic patterns do not conflict with local land uses. No other shopping centre type development shall be permitted outside of the C.B.D.

# INDUSTRIAL

The main industrial area, located in the south east part of Morden, is well situated to provide for planned expansion which can avoid conflicts with residential or commercial uses. Existing concentrations of residences in this area must be given special consideration when planning any industrial expansion. Several industrial operations are presently located outside of designated industrial areas. The long range goal is to relocate these industries into areas which are planned for that use. However, it is recognized that correcting these situations is a long term proposition involving sensitivity to the needs of the industry as well as the needs of surrounding residences or businesses.

*Objective 1* *To provide for the orderly growth of designated industrial areas and the development of a wide range of industrial opportunity, in a manner which ensures proper servicing, minimizes conflicts with adjacent uses and protects the quality of the environment and the safety of Morden residents.*

The industries which are not located in the south-eastern industrial area of Morden are concentrated in the east end of the Central Business District, and in the east and west edges of the main residential area north of Thornhill Ave. These industries, including chemical, fertilizer and fuel storage, present a potential conflict with the orderly development of adjacent lands and it is therefore intended that they eventually be relocated to the designated industrial areas.

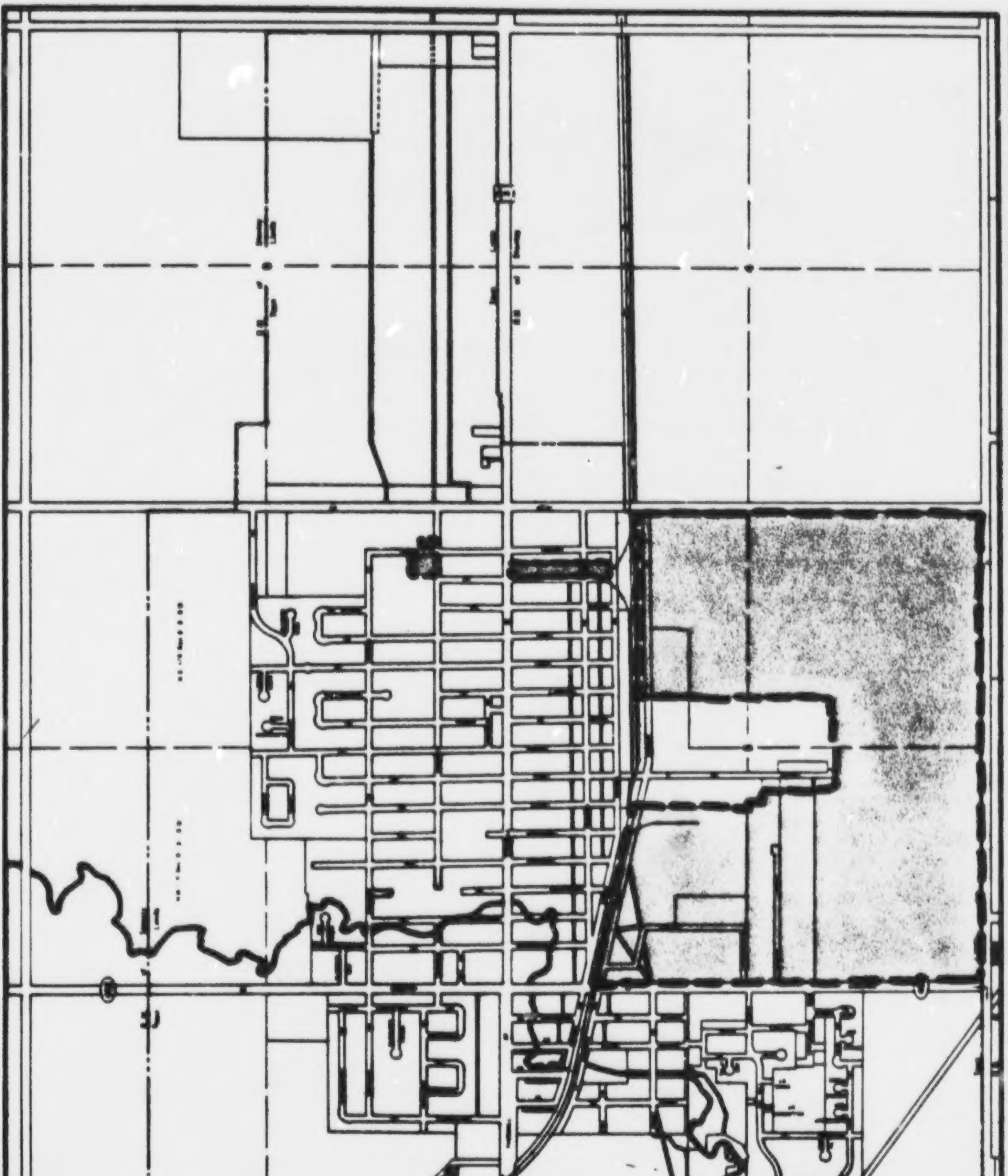
*Policy 1* *Industrial growth will be directed to the south-eastern part of Morden as identified in Land Use Map No. M-7. Industries now located in non-industrial areas of town will be encouraged to relocate with particular emphasis being placed on those industries which present a danger to or major conflict with surrounding uses. Where relocation is impractical at the present time interim measures will be taken to minimize the degree of conflict until the relocation can be completed. Council will discourage the expansion of any industrial uses which are presently located outside the area designated for industrial use.*

The residential expansion area identified for the south part of 9th Street is surrounded by the industrial expansion area. Therefore, expansion of industries as well as development of residences must be planned to avoid conflict and provide a suitable buffer between conflicting uses. This same concern applies to the area along Mountain Avenue and the C.P.R. line which act as boundaries between industry and residential and commercial uses respectively.

*Policy 2* *In those parts of the industrial area which are adjoining residential or commercial areas the nature of the industries or the manner of their operation shall be regulated to provide a suitable buffer between potentially conflicting uses.*

Morden industries serve a market far larger than the town itself therefore some industrial traffic can and will be channelled directly to the major highway routes so that other areas of the town are not inconvenienced by heavy traffic which does not directly serve their needs.

*Policy 3* *Traffic generated by industries serving markets beyond the immediate area shall be directed to the provincial road system by the shortest route possible and shall avoid developed portions of the town.*



**M.S.T.W.**

**DEVELOPMENT PLAN**

Town of Morden

Legend:

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▨ INDUSTRIAL - General Development Concept

M-3

*Policy 4* *The servicing of industrial land shall be designed and staged to ensure the most economical and efficient use of municipal utilities. Priority shall be given to the development of those industrial lands already fully serviced.*

It is the responsibility of the municipality to provide a high level of servicing to all industrial areas in the same manner that services must be provided for other uses. However, there is a large fluctuation in the amount and type of services required by any given industry. Therefore, although services can be built which will meet the needs of those industries which are most likely to locate in the municipality, each new proposal must be evaluated to confirm that it will fall within the capabilities of the municipal system.

*Policy 5* *In order to protect municipal services and to preserve the quality of the environment, new or expanding industries shall be evaluated to ensure that:*

*a) the volume of water consumption and the peak use periods will not unduly strain any part of the water distribution system;*
*b) the amount and type of wastes which are produced will not reduce the effectiveness of the municipality to collect, treat and dispose of solid or liquid wastes;*
*c) emissions, in terms of gases, noise or light, will not disrupt adjacent uses nor diminish the quality of the environment beyond the site being used; and*
*d) any alteration of topography shall not aggravate flooding problems on other lands.*

Industrial areas need not, as is frequently the case, be developed with no regard for attractive design, landscaping and the screening of storage areas. Industries locating in Morden shall be encouraged to develop in a character and scale which will improve the general appearance of the industrial area.

*Policy 7* *Council shall encourage new industries to plan development in a manner which enhances the general appearance of industrial areas.*

Council shall develop a detailed plan for the orderly development of the industrial area. Such a plan has been discussed and documented in detail by preceding Councils.

*Policy 8* *The industrial park concept which was prepared by the Department of Municipal Affairs concerning the development of the industrial land in the SE¼ of Section 5-3-5W, shall be reviewed by Council and adopted as a sector plan in a form which is compatible with the overall development of the town.*

# INSTITUTIONAL

The availability of a wide range of institutional uses is an essential part of the "quality of life" of a community. These uses should be carefully integrated into the overall land use pattern of the community. Institutional uses include neighbourhood oriented institutions such as elementary schools, churches, day care and like facilities which should be accessible to the residents and complementary to the established or proposed character of the surrounding area. Institutional uses include social and cultural institutions such a library, theatre or hospital designed to serve both local and regional needs. These major institutional uses should be centrally located for convenient access and designed to enhance the surrounding area and the Town in general. Institutions serve a variety of needs in the community therefore they will not be isolated in any particular zone. It is expected that they will be located with the convenience of their users in mind and they will generally be regulated only to ensure minimum interference with adjacent land uses and projected growth patterns.

*Objective 1* *To ensure the availability of adequate land in appropriate locations to meet the institutional needs of the Town and the region and to ensure that institutional uses are developed in a manner harmonious to the environment and in keeping with the character of the surrounding area.*

Institutional uses intended to serve the community on a neighbourhood level must be designed to complement or improve the character of the surrounding area. These uses should be easily accessible and should not disrupt the surrounding area by their day to day operations or excessive increases in traffic volumes.

*Policy 1*

*Council shall encourage new neighbourhood oriented institutional facilities such as schools, churches, day care facilities and the like, to locate within the neighbourhood area they are intended to serve in a manner that most effectively meets the needs of the residents with minimum adverse impact on the environment.*

Larger institutions, such as library, hospital or live theatre, which are intended to serve the Town and the region, are unsuitable for location within residential neighbourhoods because of the volumes of traffic generated. These should be in a central location or along major traffic routes and designed so that they are accessible and create the least conflict with residential areas.

*Policy 2*

*Social and cultural institutions which are intended to serve the needs of the Town and the region shall be located close to the downtown area or next to a main traffic route in order to ensure that these facilities are easily accessible.*

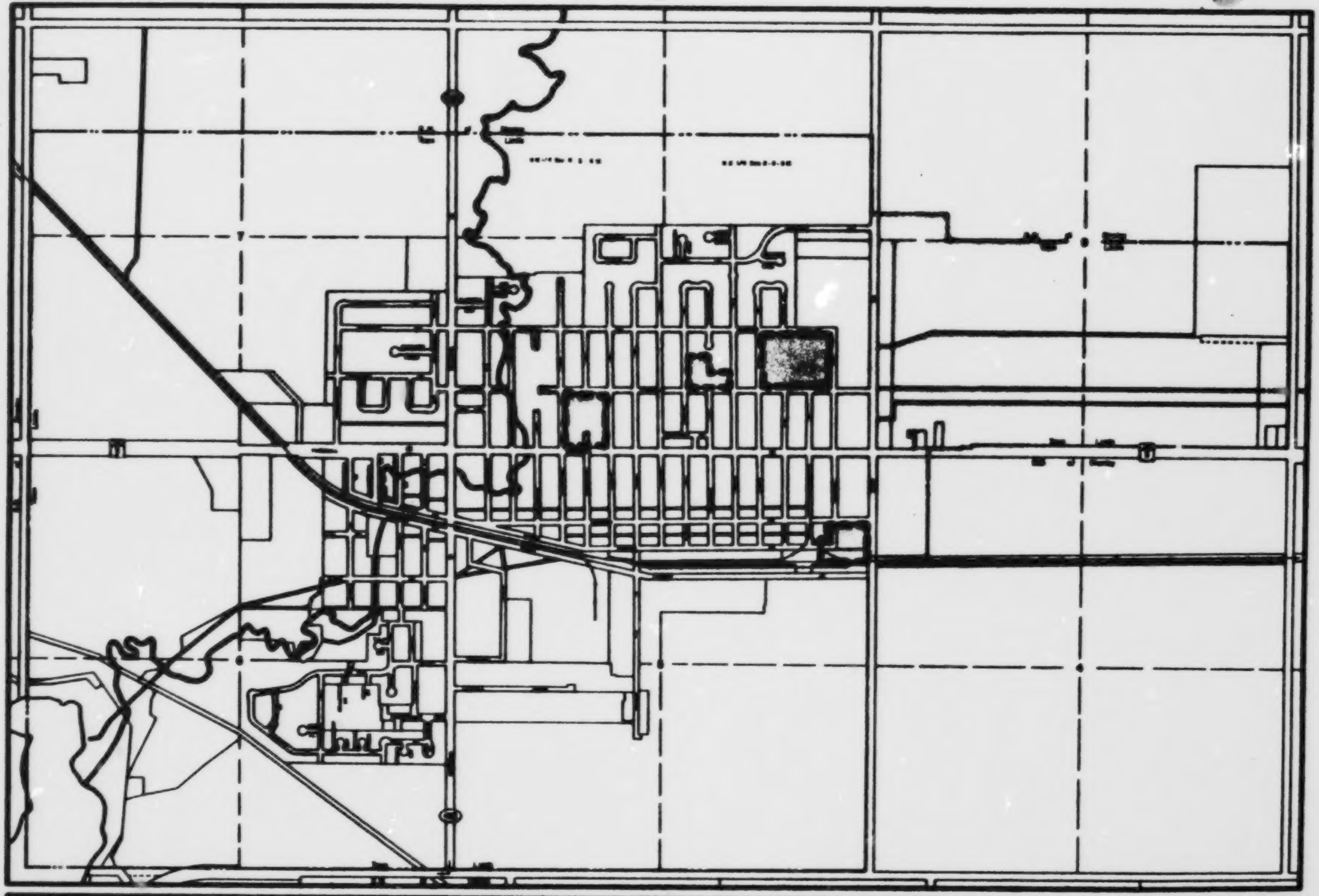
The development of new residential areas has indicated a need for a new elementary school to serve this population. The residential expansion taking place in the north west and south west parts of Town are the most isolated from existing schools and therefore any new school facility should be directed toward these areas.

*Policy 3*

*A site shall be identified for an elementary school either in the east half of Section 7-3-5W or in the south east quarter of Section 6-3-5W. The location which is chosen shall take into account residential growth patterns and the siting shall ensure convenient service to the greatest number or residents.*

*Policy 4*

*The design of all institutional uses should be in keeping with the character of the area in which they are located.*



**M.S.T.W.**

**DEVELOPMENT PLAN**

Town of Morden

**Legend:**

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**INSTITUTIONAL** - General Development Concept

M-4

# ENVIRONMENT , OPEN SPACE AND HISTORIC RESOURCES

Recreation plays an essential role in maintaining the mental and physical health of the community. In this section the term recreation is used in its broadest sense to mean passive open areas and active facilities which are designed to serve the local neighbourhoods or the community and region in general. Environment in this section is intended to refer to the maintenance of some connection with the natural, as opposed to the built environment, as illustrated by landscaped open areas and tree lined streets. In this sense environment is an important part of recreation in the community. The provision of public open space can be closely tied to the prevention of flood damage. For example, lands in the municipality which has been identified as being subject to flooding and are therefore not appropriate for residential development may be used as parks to serve the surrounding residences.

*Objective 1* *To preserve the quality of the environment and provide for open spaces and a variety of recreational opportunities for the health and enjoyment of the residents of the Town and the surrounding area.*

Open space and environment will be a fundamental consideration in any residential neighbourhood. Open spaces and treed areas must be provided in an amount which is adequate to meet the needs of local residents and in locations which are easily accessible.

*Policy 1* *The development of new residential areas shall include the following environmental and open space considerations:*

*a) a park dedication of approximately one acre per 100 population shall be provided in a location acceptable to the Town or, where no suitable location is available, cash may be taken toward the purchase of other land which is capable of meeting the recreational needs of the neighbourhood being developed. Where open space is dedicated landscaping shall be negotiated in the development agreement.*

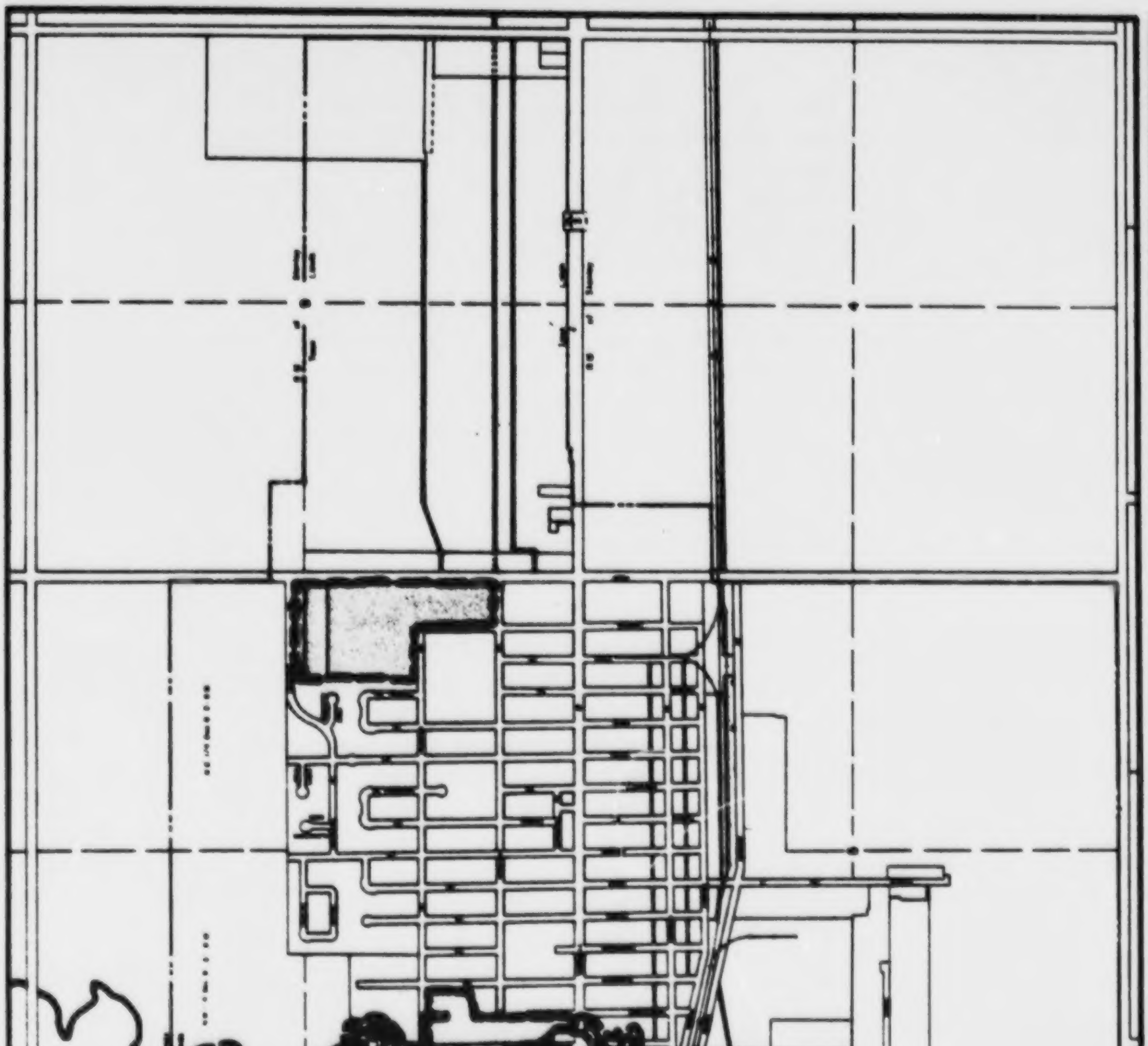
*b) buffer strips may be necessary next to incompatible uses or along main roads. These are areas of trees and grass designed to provide a seperation or a visual screen.*

*c) the program of planting trees along streets in new residential areas shall be continued.*

The central recreational area of Gilmour Ave. & First St. shall accommodate those recreation facilities which are to be used by the whole community and the region. This location is presently large enough to accommodate recreation expansion during the period of this plan.

*Policy 2* *The Council shall promote the development of sports fields for summer recreation and the development of the central recreation complex with a wide range of facilities to meet local and regional needs throughout the year.*

The Deadhorse Creek is the major natural drainage system through Morden. In addition it has the potential of being a major recreation and natural area. These two roles can be combined to create an effective drainage channel, which also acts as a linear park connecting new residential neighbourhoods in the north with the downtown area. This is a long range project which can only be realized if the municipality begins to take the necessary steps to ensure the use of the Deadhorse Creek is consistent with the objectives of the Town of Morden and the policies of the Water Resources Division.



**M.S.T.W.**

**DEVELOPMENT PLAN**

Town of Morden

**OPEN SPACE - General Development Concept**

Legend:

M-5

*Policy 3*

*The use of land along the Deadhorse Creek for recreation or other purposes shall be compatible with its role as a major drainage system. This land shall be preserved in its natural state or used as open space and subject to the following requirements:*

*a) A public reserve of approximately 25 feet on either side of the top bank shall be acquired in all new developments.*
*b) A building setback shall be established along the Deadhorse Creek to be approximately 10 times the height of the bank of the Creek or such other setback, recommended by an engineering appraisal of the Creek, as may provide adequate protection from flood or erosion damage.*

Part of the preservation of the environment involves maintaining an attractive appearance to the Town, particularly in the most visible areas such as along major transportation routes.

*Policy 4*

*Industrial or commercial operations which are at highly visible locations, such as along highways or arterial roads, shall be encouraged to screen any storage areas.*

*Policy 5*

*The Town shall develop a landscaping program for the Central Business District.*

The most visible role of Lake Minnewasta is as a major regional recreational facility therefore the Lake and the surrounding area should be protected and enhanced for this role. However, the lake plays a far more critical role as the water supply for the Town of Morden and a good portion of the surrounding area. It is this latter role which must be given priority in the use and development of Lake Minnewasta.

*Policy 6*

*All proposals for the use and development of land surrounding Lake Minnewasta shall ensure compliance with the following priority concerns:*

a) First priority shall be given to the protection of the quantity and the quality of water available for the use of residents and businesses in the Town of Morden and the surrounding area.
b) Second priority shall be given to the protection and enhancement of the recreational value of the Lake for the use and enjoyment of all residents of the region.

Policy 7

In order to preserve the quality of the Lake Minnewasta water supply the following guidelines are established:

a) no subdivisions shall be approved within 1200 feet of the ordinary high water mark of the Lake, as generally designated "environmental reserve" on the Land Development Map No. ST-2 and as generally designated "open space" on Land Use Map No. M-7;
b) within this "environmental reserve" or "open space" area building on existing lots shall be approved only where a minimum site area of 5 acres is available or where connection can be made to municipal sewer and water services;
c) the removal of tree cover , the establishment of intensive agricultural operations and other activities which may diminish the natural amenity or the quality of water in the Lake, shall be regulated by Municipal By-law.

The municipalities of the Planning District contain certain historical, architectural or archeological sites of local, provincial and even national value. The Historical Resources Branch of the Province of Manitoba has not as yet specifically identified these sites in M.S.T.W., therefore they will have to be at least tentatively identified in the subdivision approval process.

Policy 8

Where any subdivision or development is proposed on a site which has been identified by the Historic Resources Branch of the Province of Manitoba has having significant historical, architectural or archeological value, or where Council or the Board suspects that this may be the case, such subdivision or development shall be referred to the Historic Resources Branch for their comment. No development will be permitted which may endanger these resources.

The Province of Manitoba is now in the process of identifying flood risk areas in Morden under the Flood Damage Reduction Program being sponsored by the Federal and Provincial Governments. This will identify areas in which there is a significant risk of flooding and which therefore require stricter building regulation designed to overcome this risk. Because the adoption of this plan will likely precede this program the following interim policy is being adopted.

*Policy 9* *Upon the identification of specific flood risk areas within the boundaries of Morden, the zoning by-law shall be amended to implement such building restrictions as may be necessary to adequately protect against possible flood damage.*

# TRANSPORTATION

The purpose of the municipal transportation system is to provide for the safe, efficient and economical movement of traffic within and through the municipality. In order to achieve this a hierarchy of road types must be developed, each road type having a specific purpose and developed to handle certain types of traffic.

Local roads will carry lower volumes of traffic and should reflect the character of the area being served. Collector roads will carry more traffic and will likely be the major roads within a neighbourhood. Arterials will carry high volumes of traffic, possibly at higher speeds and may act as boundaries between neighbourhoods.

The overall traffic system, as well as being concerned with efficiency and safety, will be designed with the long range growth of the Town in mind. Those roads which are likely to require upgrading, such as from local to collector status, will, where possible, be designed for the more intense use at the time of development in order to avoid costly land acquisition and reconstruction in the future.

Downtown traffic, which is the most concentrated, will receive special attention in any development proposal to ensure that adequate off-street parking is provided, to properly seperate and buffer pedestrians from vehicle traffic and to generally improve the efficiency of the downtown road system.

In addition to concerns about the road system, the airport and the C.P. rail line will be encouraged to provide for the expanding transportation needs of Morden.

*Objective 1* *To develop and maintain an economical road system which permits the safest and most efficient movement of traffic throughout the Town.*

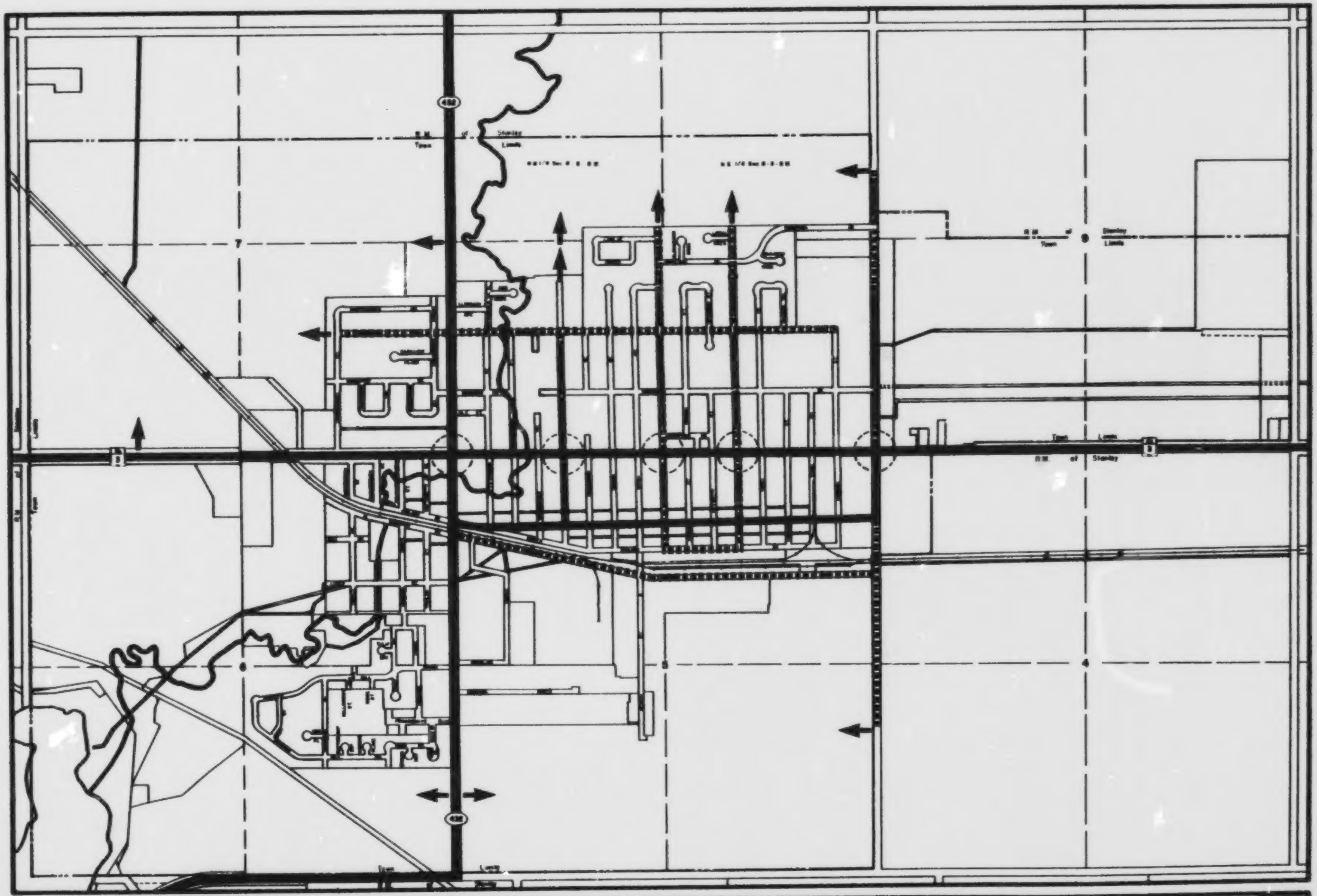
It is often difficult to clearly differentiate between local, collector and arterial roads in small communities and particularly in newer areas. Some general definitions and standards are required which can be applied to the role the roads will play when development is complete and they are being fully utilized.

*Policy 1* *Roads will be classified into three levels reflecting their role in the transportation system:*

*a) Local roads will provide access directly to property and will typically carry local traffic only. A right-of-way of approximately 60 feet should be provided.*
*b) Collector roads may provide direct access to property but this access will be more restrictive than local roads. Collector roads will generally direct traffic to local destinations or to arterial roads. A right-of-way of approximately 80 feet should be provided.*
*c) Arterial roads may include the Provincial Highways and are designed to carry high volumes of traffic to the major destination points of the Town. In general strip development along arterial roads will be discouraged. The right-of-way provided should be approximately 100 feet.*

The transporation system shown on Map No. M-6 identifies the existing road system and indicates the location of future major roads. All road extensions in residential, commercial or industrial areas will be designed to conform with existing patterns and future development directions.

*Policy 2* *Future expansion to the Town shall ensure that new roads will integrate with existing road systems or provincial highways in a manner which preserves the safety and efficiency of the older system.*


R.M. of Stanley
Town Limits
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**M.S.T.W.**

**DEVELOPMENT PLAN**

Town of Morden

**Legend:**

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○ Major Intersections

Provincial Roads and Highways

Major Streets

➡ Future Street Expansion

**M-6**

**TRANSPORTATION**

As traffic between the residential areas in the north part of Town and the downtown area increases and as major intersections become more congested it will be necessary to reappraise existing traffic control devices and possibly install a more effective system.

*Policy 3* — *Council will evaluate the need for better vehicle and pedestrian control devices to allow safer and more efficient movement into and out of the downtown area, particularly at the intersections of Thornhill Ave. & Sixth St., Thornhill Ave. & Nelson St., Thornhill Ave. and Mountain St., Thornhill Ave. & First St. and Thornhill Ave. & Twelfth St.*

The growth of traffic volumes in the downtown area has also made it necessary to implement stricter off-street parking regulations. That is, businesses in the downtown area will be required to assist in easing traffic congestion by providing parking areas to meet their needs.

*Policy 4* — *Council shall require commercial establishments to provide or assist in the provision of off-street parking areas in order to reduce traffic congestion on the streets within the Central Business District. Off-street parking areas should be conveniently located and designed with safe access to abutting roads. Council shall encourage the pooling of parking facilities to serve two or more businesses.*

*Policy 5* — *Road designs shall consider the safety and convenience of pedestrians and shall provide for pedestrian traffic along and across road rights-of-way. The safety and convenience of pedestrians in the downtown area shall be given particular attention in any proposed upgrading of the downtown area including crosswalks at intersections and buffers from vehicle traffic.*

*Policy 6* — *A buffer strip shall be developed along Mountain St. and First St. and maintained in order to shield future residential development from high traffic volumes on these routes.*

**Airports and railways, although outside the jurisdiction of the municipality, can complement or restrict development and should therefore be actively encouraged to reflect the objectives of this plan.**

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| Policy 7 | a) Council shall encourage the development of the present airport in a manner which will eventually handle commercial air traffic.<br>b) Council shall encourage the retention of rail services which will effectively meet the commercial and industrial needs of the Town. |
| Policy 8 | All development along Thornhill Ave. (P.T.H. #3) shall be designed so that access is limited and through traffic is not impeded. |

# MUNICIPAL SERVICES

It is the role of Council to ensure that all services necessary to protect the health, safety and general welfare of the community are available and that these services are provided in an effective, efficient and economical manner. These services include: the provision of a water supply of sufficient quantity and quality to meet present and projected needs; the collection, treatment and disposal of wastes; the management of surface runoff; and the provision of proper police and fire protection.

Council will ensure that these essential services are available in the established areas of the town and that they maintain sufficient capacity to meet the needs of the areas presently being served.

Municipal services are costly to construct and costly to maintain therefore Council will maximize the use of existing services before any expansion occurs. However, Council will ensure that the overall municipal services system is always capable of being expanded to service new developments.

Growth in new areas will ensure that the full range of services are developed to town standards and the town will maintain an accurate record of current consumption and remaining capacities.

Police and fire protection will be developed as the town grows in order to maintain their ability to react quickly and effectively when needed.

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| *Objective 1* | *To provide a high level of municipal services in order to ensure maximum benefits from proper sanitation, health, and improvements to the welfare of the community and to ensure orderly community development in an economic manner.* |

The provision of safe and efficient systems for the collection and treatment of sewage and the treatment and distribution of an adequate potable water supply are two of the principal municipal services concerns.

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| *Policy 1* | *Development and operation of the municipal sanitary sewer system shall be subject to the following provisions:* |

*a) As new areas are proposed for development an up-to-date review of the situation should be made and appropriate steps taken to accommodate such development in the most efficient and economical manner.*

*b) Where new development requires the installation of major facilities, such as a lift station and forcemain, these shall be located so as to accommodate long term development.*

*c) Plans and designs for the upgrading of the capacity of the treatment facility shall be prepared. Expansion or redevelopment shall take place as required and prior to the approval of any additional building construction which may add a wasteload which would exceed the design capacity of the treatment system or the environmental limits established under the Clean Environment Act. Any expansion of the sewage treatment system should be compatible with existing nearby land use in the Town and in the R.M. of Stanley.*

*d) A program will be continued to record the actual pumping capacities of the existing lift stations in order to monitor their effectiveness.*

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| *Policy 2* | *In order to develop and maintain an effective water supply system Council shall pursue the following:* |

*a) Council will work closely with the Planning District, the R.M. of Stanley and the Manitoba Water Resources Division to ensure that the water supply sources at Lake Minnewasta remains uncontaminated and to pursue ways of increasing the water supply by increasing the useable storage in the lake and by identifying alternate water sources for future use.*

*b) In order to improve water flows and pressures a program shall be implemented to complete water main loops on all lines which can be feasibly connected.*

*c) The operation of the water treatment plant shall be investigated for the purpose of trying to reduce costs and improve efficiency.*

The Town of Morden disposes of its solid wastes at a nuisance ground located two miles west of Morden. This 25 acre site located on Section 10-3-6W appears adequate for many years. The wastes in a nuisance ground are a potential health hazard and should not be allowed to contaminate ground or surface water.

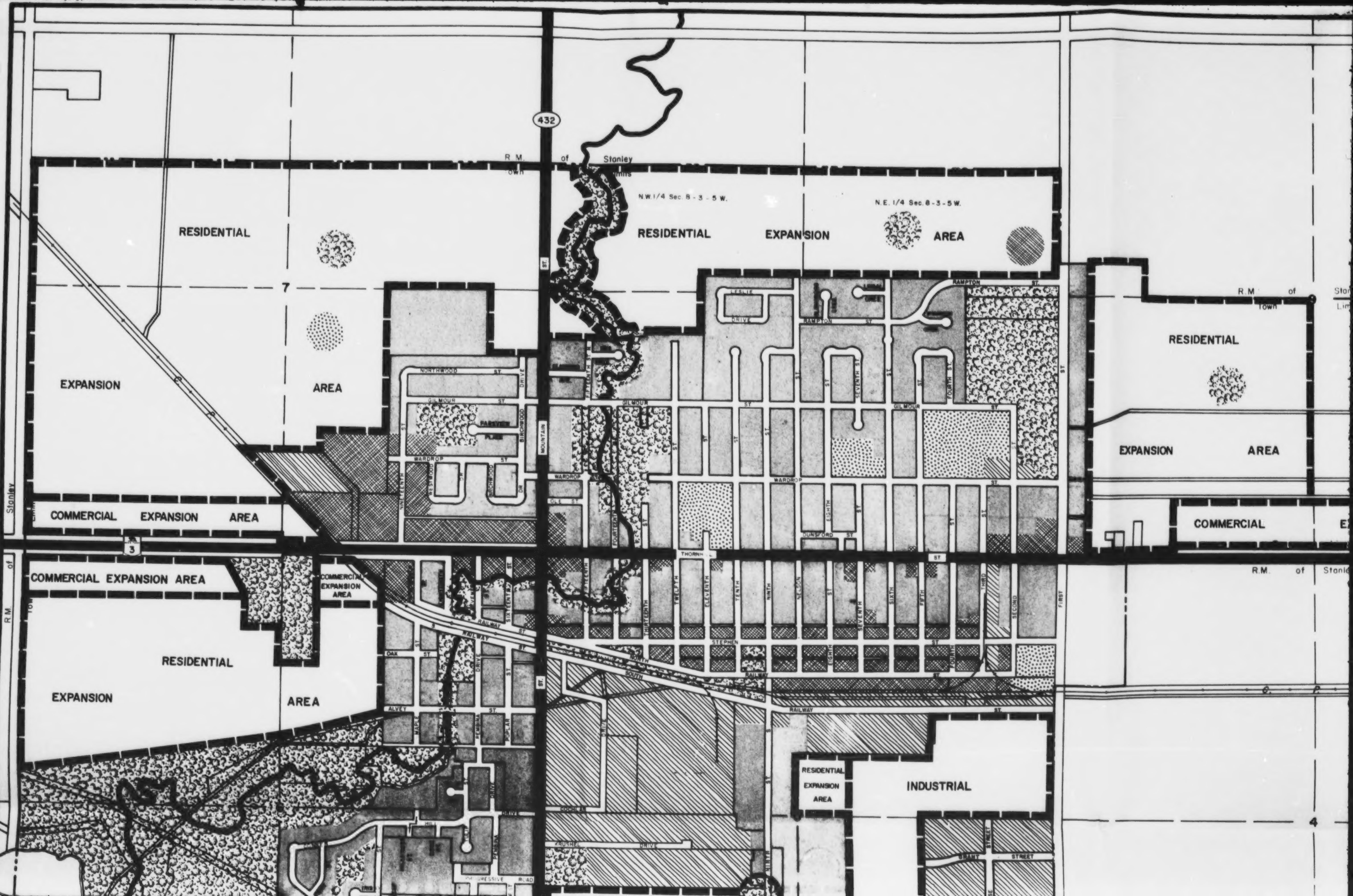
*Policy 3* *The Town of Morden will implement measures necessary to ensure that no surface water enters or escapes from the nuisance ground and will ensure that the active area is well drained and water seeping into the soil is kept to a minimum. The Town of Morden will also maintain a fence around the nuisance ground to prevent material from blowing off the site.*

*Policy 4* *The Town of Morden shall initiate, in conjunction with the R.M. of Stanley and the Water Resources Division of the Provincial Department of Natural Resources, a detailed study of the Deadhorse Creek drainage basin for the purpose of flood control and water conservation. The Town shall assess development proposals with a view to their impact on the existing storm drainage system.*

*Policy 5* *When reviewing any development proposal Council shall ensure that police and fire protection manpower and facilities are sufficient to meet increased demands and that the location of these protective services is easily accessible to proposed developments.*

Although Councils are not directly responsible for the installation of public utilities such as hydro, telephone or natural gas, they do have a direct impact on the costs of these utilities through the subdivisions and developments which they approve. Council has responsibility to assist these utilities to provide the most efficient and effective service.

*Policy 6* *In evaluating and approving any subdivision design or development proposal Council will assist Manitoba Hydro, Manitoba Telephone System, Plains Western Gas and other similar public utilities, to provide their service in the most economical and efficient manner to all new developments and also to provide for the transmission of these utility services into and through the municipality.*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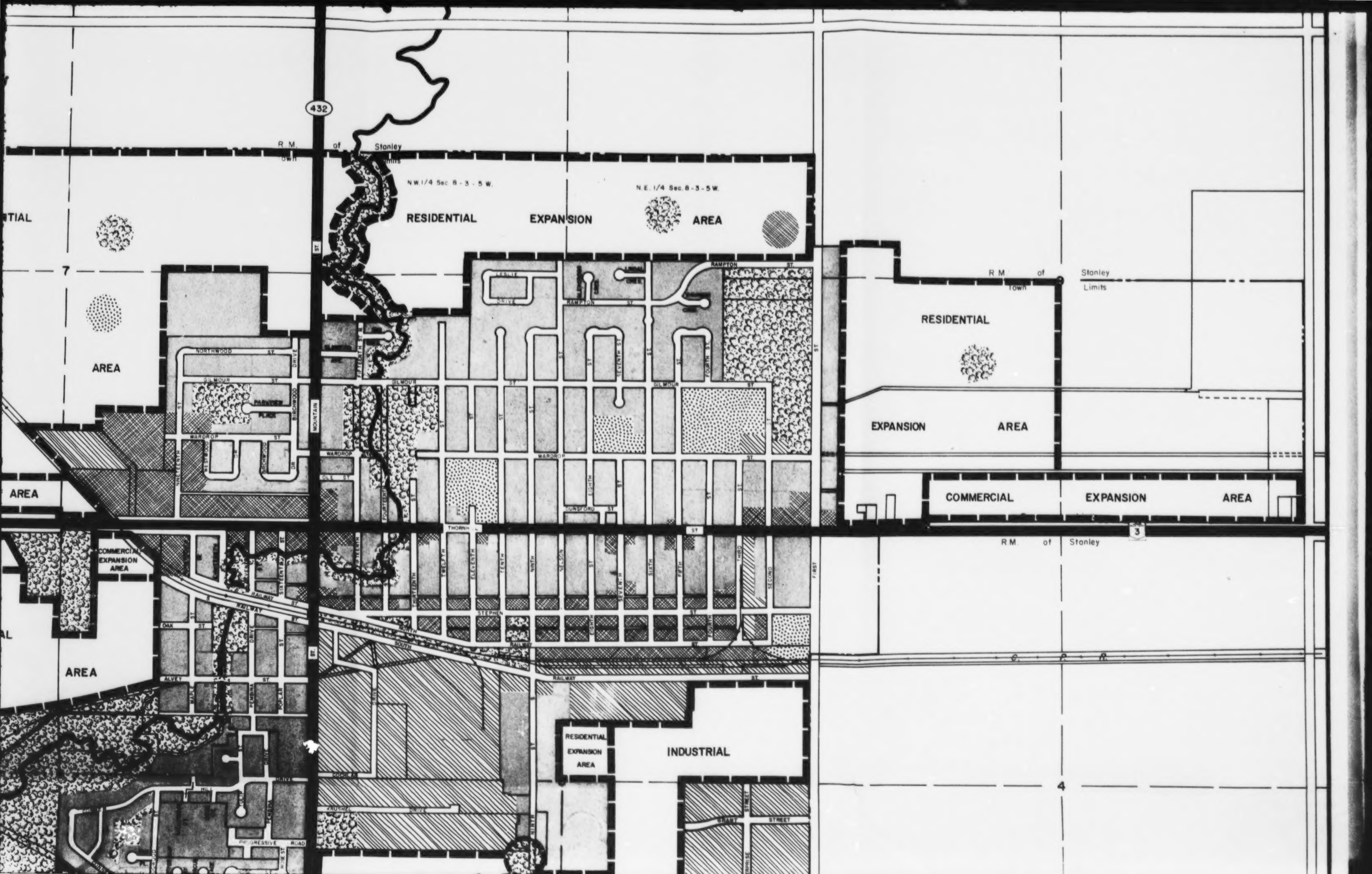
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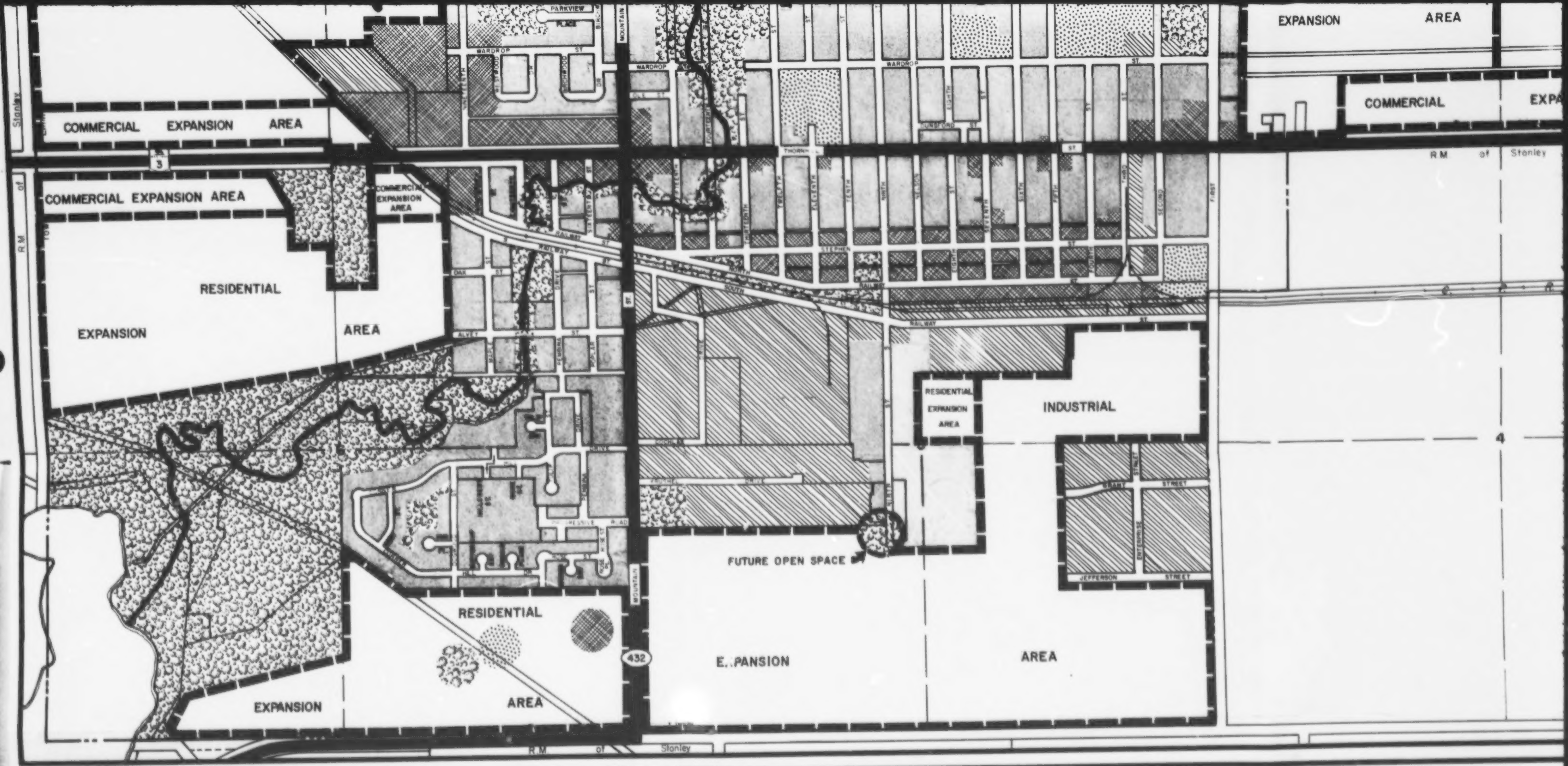
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R.M. of Stanley
R.M. of Stanley
R.M. of Stanley

M.S.T.W. DEVELOPMENT PLAN

# TOWN OF MORDEN

## LAND USE

For General Study Purposes Only...

**LEGEND:**

- ▨ Residential
- ▩ Commercial
- ▒ Institutional
- ▓ Open Space
- ▧ Industrial
- ☐ Agricultural
- ▬ Future Expansion
- ─·─ Town Limits

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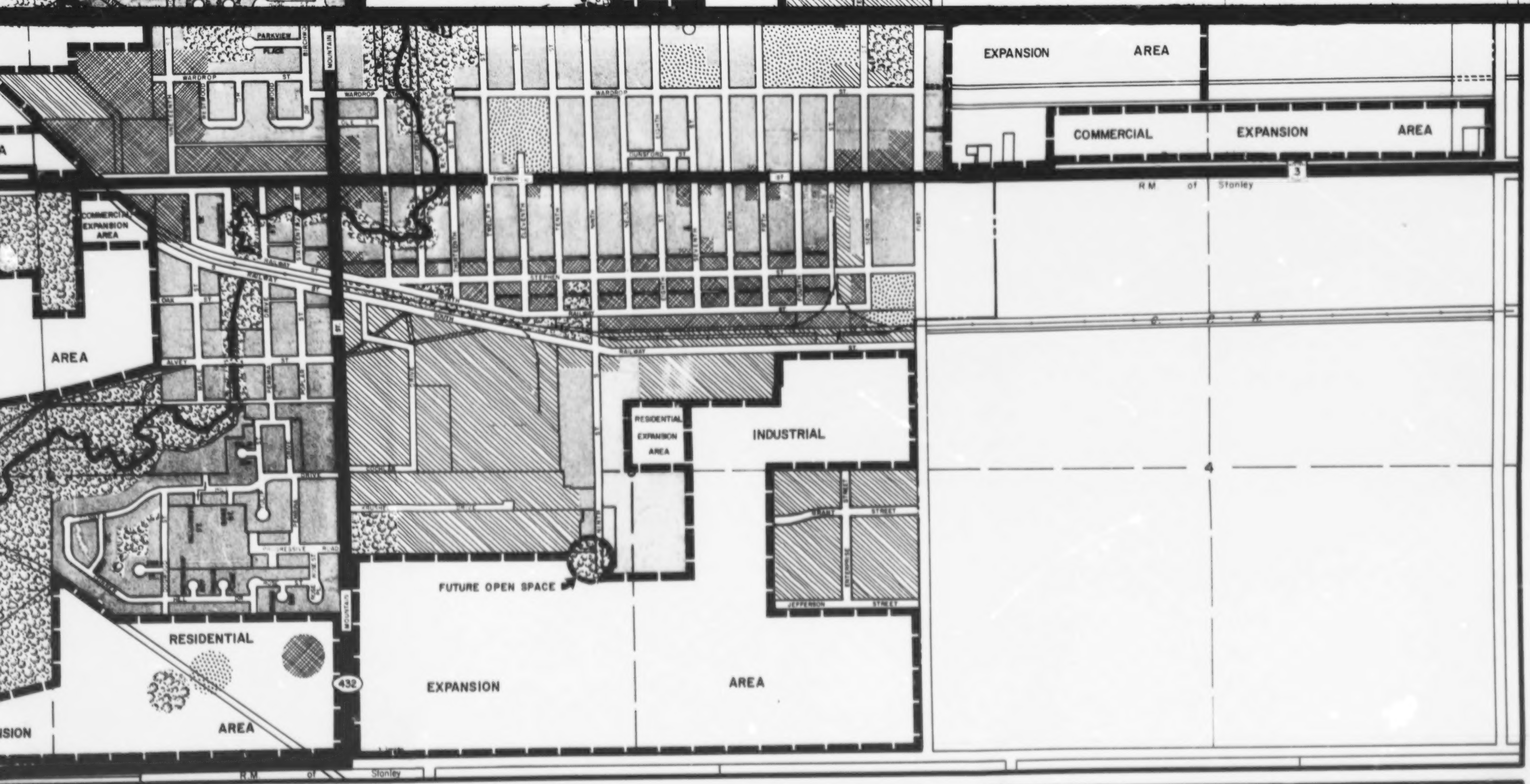
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# OF MORDEN

## LAND USE

**LEGEND:**

- ▨ Residential
- ▩ Commercial
- ░ Institutional
- ▒ Open Space
- ▧ Industrial
- ☐ Agricultural
- ▬ Future Expansion
- ╌ Town Limits

**Map No. M-7**

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DEPARTMENT OF MUNICIPAL AFFAIRS

PROVINCE OF MANITOBA

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# PART III - STANLEY

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# OVERALL DEVELOPMENT GOALS

Part I, Part III & Part VI of the M.S.T.W. Development Plan apply to the Rural Municipality of Stanley. All development within the R.M. of Stanley shall conform to the Goals, Objectives and Policies contained in these parts.

## INTRODUCTION

Part I of this plan provides a background summary of the M.S.T.W. Planning District together with an explanation of the purpose of a Development Plan, the adoption and amendment procedure, the format which has been used and definitions of terms used throughout the plan. Part I also contains overall development goals for all municipalities in the Planning District. It is therefore essential to be familiar with Part I in order to understand the development directions of each municipality.

This part of the M.S.T.W. Development Plan consists of a set of Goals for the overall development of the R.M. of Stanley plus a series of 8 components each containing certain Objectives & Policies to guide that particular aspect of community development.

The GOALS which follow are intended as long range aims toward which development shall be directed. They establish the major areas or components of development concern.

Each component in this part of the plan contains one or more OBJECTIVES which present a more specific, short range view of the goals.

These objectives are broken down further into POLICIES which define the specific means by which the Goals & the Objectives are to be implemented in the decision making processes of the municipality. These policies should be interpreted in the light of the overall goals of the M.S.T.W. Planning District and the goals of the R.M. of Stanley.

## DEVELOPMENT GOALS FOR THE RURAL MUNICIPALITY OF STANLEY

Stanley is an agricultural municipality. Even with the high growth rate and changing land use patterns this historic fact remains true today and the goals, objectives and policies of this part of the plan support this view of the municipality.

The following goals are adopted for the development of the R.M. of Stanley:

| | |
|---|---|
| *Goal 1* | *To preserve prime agricultural soils, to maintain the viability of existing agricultural units and to protect and enhance agriculture as the dominant land use of the municipality.* |
| *Goal 2* | *To provide for rural non-farm residential development which will not conflict with existing or prospective agricultural or urban areas and which will not burden municipal tax payers with unreasonable costs.* |
| *Goal 3* | *To preserve and enhance the wildlife, mineral and water resources of the municipality for the benefit of all residents.* |
| *Goal 4* | *To provide for the safe and efficient movement of people and goods throughout the municipality.* |
| *Goal 5* | *To accommodate a range of commercial and industrial opportunities which complement the agricultural character of the area and enhance employment and business opportunity.* |
| *Goal 6* | *To protect and develop the villages as agricultural service centres and as residential concentrations.* |
| *Goal 7* | *To protect the safety and well being of people and property from any natural hazard areas.* |
| *Goal 8* | *To preserve the historical and the natural resources of the municipality and to develop facilities which are suitable for the recreational use and enjoyment of all residents.* |
| *Goal 9* | *To implement the Goals, Objectives and Policies of this plan in a manner which most effectively meets the needs of the residents of the municipality.* |

# AGRICULTURE

This component identifies three principal agricultural concerns. The first concern (Policies 1 & 2) is the general protection and management of agricultural resources. The second concern deals with the subdivision of agricultural land. Subdivisions for agricultural purposes (Policies 3 & 4) are accepted as are certain non-agricultural subdivisions (Policies 5 & 6) where they will not interfere with agricultural production. The only exception to these Policies is certain subdivisions for family purposes (Policy 7). All of these subdivisions are guided by certain standard considerations (Policy 8). The final concern identified in this component is the proper development of livestock operations (Policy 9).

The designation of all land uses in the R.M. of Stanley starts with the premise that this is an agricultural municipality and the use and development of land should foster its agricultural capability. Other non-agricultural uses such as residences, retail sales or industries are a necessary and integral part of the land pattern but they will maintain a supporting and complementary role to the main use which is agricultural production.

*Objective 1* *To protect agriculture as the dominant land use and to ensure that where non-agricultural uses are permitted they are compatible with and preserve this agricultural priority.*

The preservation of farming activities and the preservation of prime agricultural land is given the highest municipal priority. To achieve this, land will be preserved in parcels which are large enough to allow a full range of agricultural practices where agriculture is presently the dominant land use.

*Policy 1* — *Agriculture is the dominant land use in the R.M. of Stanley. The preservation of prime agricultural land, or lower class land on which agricultural uses are dominant, and the fostering of the agricultural industry will be given the highest priority and all development proposals shall be evaluated in light of this policy.*

The phrase "Prime Agricultural Land" refers to class 1,2 and 3 soils as defined by the Canada Land Inventory and interpreted as such by the Manitoba Department of Agriculture.

It is recognized that the municipality contains two distinct land holding patterns. To the west and north are larger holdings, principally 160 acres in area with scattered 80 acre holdings. To the southeast are somewhat smaller holdings, principally 40 acre to 80 acres in area.

Both areas contain mostly prime agricultural land and the average lot sizes are still large enough to allow a full range of agricultural options. However, these options may be somewhat limited in the southeast and around the main towns due to the presence of large population concentrations in Morden, Winkler and the villages, and the potential conflict between existing residences and certain agricultural practices.

*Policy 2* — *In order to provide for the better management and protection of agriculture in the R.M. of Stanley, the municipality is divided into two areas reflecting the different character and land fragmentation patterns of the municipality.*

*a) Agricultural Area No. 1, as identified in Land Development Map No. ST-2 is intended to provide large holdings for agricultural growth which is relatively free from conflict with urban areas, villages or non-farm residential concentrations.*

*b) Agricultural Area No. 2, as identified in Land Development Map No. ST-2 is intended for agricultural activities which may not require large holdings and which may involve a more intensive use of the land. Agricultural activity in this area will require greater regulation due to higher population concentrations however, agriculture will be protected as the prime land use.*

As a result of the high growth rate in this area, the increasing mobility of local residents and the subsequent increase in the division of farm land, it has become increasingly important that Council, and the residents of Stanley, give careful consideration to the long term implications of fragmented agricultural land.

Although smaller parcel of good land can be farmed, modern farming practices make the economic viability of such parcels increasingly difficult. It is important to have available the option of expanding and diversifying a farming operation in response to market demands and modern technology. This option is reduced every time farmland is divided and every time the number of residences, both farm and non-farm, increases.

*Objective 2* *To preserve the overall agricultural capability of farming units in the municipality.*

Agricultural land will normally be subdivided only for agricultural purposes and such subdivisions will retain the character of the surrounding area and not significantly vary the existing average parcel size. It is recognized that some agricultural operations do not require large holdings and these may be accommodated provided they maintain the agricultural character of the area.

*Policy 3* *Subdivisions of land for agricultural purposes in Agricultural Area No. 1 and Agricultural Area No. 2 shall not be permitted where it may have the effect of reducing the capacity of a farm unit to diversify and expand or where it may severely alter the agricultural character of an area.*

*a) Subdivision in Agricultural Area No. 1 shall be regulated in a manner which will protect the potential for diversifying and expanding agricultural enterprise and will maintain the large acreage character of farming activity.*

*b) The regulation of subdivisions of land in Agricultural Area No. 2 shall ensure that the uses such as urban areas, villages and existing non-farm residential concentrations grow and operate in a manner which does not further restrict agricultural practices.*

Policy 4 — *Certain specialized agricultural uses, such as apiculture, nursaries, horticulture, livestock and like activities, may not require parcels as large as the average holding in the surrounding area. Such agricultural parcels may be permitted provided they do not have any adverse effect on established agricultural uses in the area and shall be classed as conditional uses in a Zoning By-law.*

**Policies 3 and 4 deal with the subdivision of land for agricultural purposes. The underlying principle of these policies is the preservation of the character and the viability of the municipalities agricultural lands. There are two additional types of subdivisions which, although not agricultural in nature, can be accommodated in agricultural areas with minimal effect on surrounding uses. These are the subdivision of existing farmstead and the subdivision of a parcel which is determined to be unworkable for agricultural purposes.**

Policy 5 — *Subdivision of an existing farmstead from the remainder of the farm shall be permitted subject to compliance with the conditions of Policy 8:*

*a) for the purpose of providing a home for the retiring farmer; or*
*b) for the disposal of a farmstead no longer required as part of a farm unit*

*Lots created under this policy should not be wasteful of agricultural lands. Lots should be large enough to comply with environmental regulations but should not exceed approximately 10 acres in area.*

Policy 6 — *Where, due to the shape or location of a parcel, it is determined that the land is an unworkable parcel and that it cannot be operated as an economical agricultural unit or as an accessory to the main agricultural use, a subdivision may be considered. In considering such a subdivision the applicant shall be required to show that:*

*a) the new use is located so as not to create restrictions on existing or potential livestock or poultry operations;*
*b) the new use will not restrict agricultural cropping practices such as working fields, spraying crops, harvesting crops, and operating irrigation equipments;*

*c) the new use will not burden agricultural land with the cost of constructing and maintaining municipal services unrelated to agricultural uses.*

The type of subdivision identified in Policies 3,4,5 and 6 shall generally be the only subdivisions permitted in agricultural areas since these may be accommodated without diminishing the long range agricultural capability of the municipality. However, it is recognized that the family has a special connection with the ownership of land and that any regulation of land should make special provisions to accommodate the family situation.

*Policy 7*

*An application for subdivision of agricultural land may be approved, subject to compliance with the conditions of Policy 8 where the owner wishes to transfer a parcel to his/her son or daughter provided the primary use of the parcel will remain agricultural.*

*Policy 8*

*Any division of land in an agricultural area, for agricultural or non-agricultural purposes, shall give due consideration to the following:*

*a) that the provision of services (roads, drainage, school busing, police, fire protection or other local services) is not unduly difficult or expensive;*
*b) soil and drainage conditions are suitable for proper siting of buildings;*
*c) a sufficient potable water supply is identified;*
*d) an adequate and safe means of sewage disposal can be installed;*
*e) there will be no harmful or detrimental impact on adjacent agricultural activities.*

Livestock operations are an integral part of an agricultural area yet they can, if not properly located or managed, conflict with surrounding uses or nearby villages or towns.

*Objective 3*

*To provide for the development or expansion of livestock operations in a manner which protects residents from the undesirable effects of such production.*

Policy 9

Council shall establish criteria for the conditional use and development of livestock operations, within approximately one mile of the towns of Morden and Winkler and within approximately one half mile of the Villages and any significant rural residential concentration, or within such limits as are established in a zoning by-law. These criteria should identify:

a) the size of operations permitted;
b) the manure management and disposal systems which may be utilized; and
c) the seperation or buffering from adjacent conflicting land uses.

Existing livestock operations in these areas shall be allowed to continue however, new or expanded operations shall be considered only as conditional uses subject to the said criteria.

# RURAL RESIDENTIAL

Rural non-farm residential offers an option to the traditional urban or farm lifestyles. It expands the housing types which are available to residents of the municipality and it may allow a more efficient use of land which cannot be effectively used for agricultural purposes.

The R.M. of Stanley has experienced a great deal of pressure from rural non-farm residential development in recent years. It is apparent that this is a lifestyle option which is being chosen by more people however experience has shown that rural non-farm residential concentrations, if poorly located and developed, can burden the municipality with significant additional costs:

- smaller holdings generally increase the cost of land;
- increased land costs will increase assessment and the tax burden on nearby farmer;
- rural residential concentrations frequently generate demands for improved and costly municipal services;
- population concentrations in rural areas have, in some cases, resulted in restrictions being placed on certain farm practices and intensive agricultural activities; and
- rural non-farm residential holdings result in the loss of valuable agricultural lands and other resources.

Rural non-farm residences, as the name implies, are developed by those who are seeking a rural lifestyle but who generally have no direct connection with the farming industry. Incomes are usually derived from nearby towns and holdings are large enough to allow privacy and a rural setting but small enough to keep down land costs and taxes.

Rural non-farm residences are viewed as an acceptable lifestyle choice provided they will not restrict agricultural or urban development, prevent the optimum use and development of the municipalities resources, nor place any unreasonable financial burden on other residents of the Municipality.

*Objective 1* *To provide for rural non-farm residential development which maintains a healthy living environment and which does not burden the municipality with unreasonable servicing and maintenance costs nor interfere with the growth of the agricultural industry and the expansion of urban areas.*

Rural non-farm residential growth should be viewed as seperate and distinct from urban or farm growth. A new rural residential development should never form what may be considered a settlement nor should it be planned as an evolutionary step toward the growth of an existing town or village. It should be complementary to and not in competition with existing urban centres and integrate with the rural areas in a manner which will cause the least disruption of agricultural production.

The following policies establish criteria by which subdivisions for rural non-farm residential purposes will be evaluated. Specific areas for there residences are not defined in this plan. Instead rural non-farm residential zones shall be established in the zoning by-law and designated according to these criteria.

*Policy 1* *A district or districts shall be established in a Zoning By-law to provide for the appropriate use and development of land in agricultural areas for rural non-farm residential purposes. In establishing regulations and in determining the location for rural non-farm residential development, Council shall be guided by the following considerations. Rural non-farm residential development:*

*a) should not interfere with or restrict nearby agricultural production, including livestock operations, or other established land uses;*
*b) should be directed toward lower class agricultural lands;*
*c) should ensure that a potable water supply is available and that a safe sewage disposal system can be installed;*
*d) if located adjacent to the towns or villages, shall be developed in a manner which will not restrict future growth or have any other impact on the towns or villages;*
*e) should ensure that all parcels have access to an all weather municipal road and that access to major municipal roads or provincial highways occurs via a lower class municipal road and not generally by direct connection;*

*f) should not be located in areas which are prone to flooding, erosion or other hazards to life and property; and*
*g) should occur in a manner which does not damage wildlife habitat areas or restrict access to aggregate resources.*

Rural residences are scattered throughout the municipality and are now recognized as established uses. However, in order to ensure that new rural residential proposals are evaluated according to the criteria of Policy 1 and to ensure that surrounding property owners, who may be affected by these new developments, are given an opportunity to comment, the proposed areas shall be rezoned for rural non-farm residential uses prior to development. In this way it will be acknowledged that the land is being removed from effective agricultural production and the zoning map will serve to advise nearby farmers of the presence of a pocket of residences which has received the approval of Council.

*Policy 2* *Individual rural non-farm residences or rural non-farm residential parcels existing prior to the adoption of this plan will be considered conforming uses or parcels in the zoning by-law. Any new rural non-farm residential development shall occur only in those areas designated for that use in a zoning by-law.*

Although Councils are not directly responsible for the installation of public utilities such as hydro, telephone or natural gas, they do have a direct impact on the costs of these utilities through the subdivisions and developments which they approve. Council has a responsibility to assist these utilities to provide the most efficient and effective service. This policy is of greatest concern with rural residential because of its scattered nature. However it shall also apply to Village, Industrial, Commercial or any other type of development within Stanley.

*Policy 3* *In evaluating and approving any subdivision design or development proposal Council will assist Manitoba Hydro, Manitoba Telephone System, Plains Western Gas and other similar public utilities, to provide their service in the most economical and efficient manner to all developments and also to provide for the transmission of these utility services into and through the municipality.*

# NATURAL RESOURCES

This portion of the plan deals with policies for the management of three aspects of the natural resources of Stanley. These are: wildlife; minerals; and water resources. Each of these resources is evaluated in detail in the M.S.T.W. Planning District Background Reports entitled:

1. Wildlife
2. Gravel & Quarry Mineral Resources
3. Groundwater Resources

## WILDLIFE

Stanley is not a municipality which is rich in wildlife habitat yet the wildlife which is available and its benefits to the community warrent policy consideration. The remaining wildlife habitat includes large areas of the escarpment, woodlots, creeks and drains, marshes and even abandoned road allowances. The wildlife in these areas offers several benefits to Stanley.

- examples of native Manitoba wildlife are conveniently available for residents to study and observe;
- hunting for deer, turkey, grouse and some waterfowl provides recreation and a source of food as well as bringing revenue into the area from outside hunters;
- trapping, though limited, is a source of revenue for some residents;
- control of insects and rodents.

Economic necessity may dictate that wildlife must take second place to agricultural uses but natural lands with limited development value should be identified and protected.

*Objective 1* *Wildlife in the R.M. of Stanley shall be preserved by protecting significant wildlife habitat areas.*

Significant wildlife areas are those parts of the municipality which have sufficient tree and vegetation cover to offer shelter and a food supply to a wide range of animals. In Stanley the greatest threat to these areas is the clearing of trees to expand farms. In many cases economic necessity dictates such an expansion. However, wildlife is an important resource of the municipality and where such clearing may involve sloped areas or poorer quality soil and where the benefits to agriculture may be questionable then the preservation of wildlife habitat should take precedence.

*Policy 1* *The retention of tree cover on woodlots, unused road allowances and lands having low agricultural capability, shall be encouraged as a means of maintaining natural wildlife habitat areas*

*Policy 2* *The clearing and/or drainage of natural environment areas may be regulated by requiring a development permit from Council.*

*Policy 3* *The reestablishment of tree cover through public works, private initiative and co-operative programs between private owners and the government shall be encouraged.*

It has been argued that there is no tax incentive to encourage the preservation of natural areas and also that wildlife has been known to damage crops and otherwise impose a burden on nearby farm operations.

*Policy 4* *Council and the Board shall investigate and where feasible support a reduction of assessment on natural wildlife areas.*

*Policy 5* *The continuation of government programs, such as compensation for wildlife damage to crops, supplimentary deer feeding, managed hunting, biological investigation, etc to reduce wildlife imposition on private land shall be encouraged. Fuller public awareness of such programs shall also be encouraged.*

There are few fish spawning areas in the Planning District. Two which have been identified are the Pembina River and Lake Minnewasta, both of which have always provided sport fishing for this area. Activities which develop near these water bodies or their tributary streams must ensure that their use of the land does not diminish the capabilities of these fish habitat.

*Policy 6* *The Department of Natural Resources and the Environmental Management Division will be consulted with regard to any major development proposed adjacent to the Pembina River, Lake Minnewasta Reservoir or their tributary streams which may adversely affect the quality of the fish habitat in these water bodies.*

## MINERALS

Mineral resources in Stanley include some bentonite and shale but the principal resource is sand and gravel. It is important because of its role in road construction and other development projects and the tremendous value of having local deposits available. All scarce or valuable resources must be protected and developed to their full potential.

*Objective 2* *To ensure that aggregate material and economic minerals continue to be available to local and provincial needs at reasonable costs through the efficient use and protection of these resources. Furthermore, to integrate aggregate and mineral extraction into the overall land use planning process to minimize impact on neighbouring uses and to allow optimum use of land underlain by non-renewable resources.*

Areas known to contain high quality aggregate or other mineral deposits are clearly identified and described in the background study entitled "Gravel and Quarry Mineral Resources". These areas are identified on Land Development Map No. ST-2 and are designated "stop", "caution" or "go" according to their quality, accessibility and local demands. Development in these areas or in other areas suspected of containing valuable mineral deposits will be guided by these policies.

*Policy 7* *Development proposed on any of the mineral deposits identified on Land Development Map No. ST-2 shall be regulated as follows:*

*a) uses, such as residential subdivisions lots, highways or utility corridors which may prevent the economical extraction of deposits should not be allowed in "stop" areas;*
*b) development proposals in "caution" areas shall demonstrate that deposits are either unconomical or unnecessary to meet local needs;*

*c) development shall be permitted in "go" areas unless it is known that these deposits are necessary to meet local needs.*

*Policy 8* — *Land use within an appropriate distance of an active or proposed mine or quarry site shall be regulated to provide a suitable buffer zone.*

*Policy 9* — *Proposals for new aggregate or other mineral extraction operations or expansion of existing operations shall be subject to a development agreement with the R.M. of Stanley based on conditions identified by Council pursuant to Policies 10, 11 and 12.*

The removal of gravel, bentonite or any other mineral deposit may have an adverse effect on surrounding properties or on the quality of the environment if the extraction is not properly managed. Another point to consider in managing mining operations is that local bentonite deposits are the best local source for prehistoric fossil remains.

*Policy 10* — *Appropriate provincial authorities shall be consulted in determining regulations suited to each extraction operation to promote an efficient extraction process with minimal adverse impact on other parts of the municipality.*

*Policy 11* — *Musuem officials shall be consulted where it is considered that mineral extraction may effect fossil resources.*

The final stage of a mining operation is the rehabitation of the land. Too often an exhausted deposit is simply abandoned as an ugly scar on the landscape, its unprotected and unstable side left to erode and possibly undermine adjoining properties. Instead of leaving a non-productive and sometimes hazardous pit, this land can be made productive again in a manner which conforms to the character of the surrounding area.

*Policy 12* — *Developers shall incorporate into any aggregate or mineral extraction operation, programs to rehabilitate the extraction site to a state that is compatible with the adjacent landscape and land uses and not in conflict with it.*

# WATER

Water and groundwater protection is carried out by the Provincial Government under the Clean Environment Act and the Public Health Act. Groundwater development and use is regulated under the Groundwater and Well Water Act. However, the use of land is under the control of the Planning District and the Municipalities and use is a major factor in the proper management of this resource.

The quality and quantity of groundwater varies throughout the District with the greatest single source or potable water being the Winkler aquifer. This aquifer is sensitive to both over use and possible pollution therefore careful management is required. Other smaller aquifers and bodies of water of various types and sizes occur throughout the municipality. Since good water is not an abundant resource in Stanley every effort must be made to protect the quality of these sources.

Management of surface water is essential both as a protection against flood or erosion damage and as a source of recharge to the groundwater system.

*Objective 3* *To maintain and protect all sources of quality water and to safeguard the health and safety of the residents and corporations of the municipality.*

Since the principal source of water for the municipality is the groundwater system Council will ensure that these water sources are identified and protected for the benefit of all residents. Council will be guided by, but not limited to, the sources identified in the Background Studies entitled "Groundwater Resources of the M.S.T.W. Planning District."

*Policy 13* *A zoning by-law shall restrict development in areas that have been identified as groundwater recharge areas, surface water retention areas or water pollution hazard areas to land uses which will not endanger the quality of the groundwater resource.*

*Policy 14* *Council shall consult with the appropriate provincial government authority to assist in determining the intensity and type of activity that may be permitted on groundwater recharge areas, pollution hazard areas or on and adjacent to surface water retention areas.*

Policy 15 *Subdivision proposals shall be rejected if the development or its related activities may endanger the quality of the water resources, or if the precautionary measures taken by or proposed by the development do not sufficiently reduce the risk of polluting the groundwater.*

One of the greatest sources of water is the spring runoff which is usually chanelled downstream by the quickest route possible and therefore of no use to the municipality. The Province has already begun to investigate the better management of these and other sources of water and the municipality should make use of this information and programs which may develop from it.

Policy 16 *Major water sources in the municipality shall be protected and where possible support shall be given to the artificial recharge of these sources.*

Policy 17 *Council shall investigate the retention of runoff along the escarpment as an alternative source of water and as a recharge to the aquifer.*

# TRANSPORTATION

The purpose of the Municipal Transporation (roads) system is to provide for the safe and efficient movement of traffic within and through the municipality, at the least cost to the taxpayers. In order to achieve this a hierarchy of road types must be developed, each road type with a specific purpose and developed to handle certain types of traffic.

The most basic level of the municipal road network is the local road which is designed to provide access to adjacent properties. It typically carries the lowest volumes of traffic.

Major municipal roads are similar to the collector and arterials of an urban system in that they are intended to carry higher volumes of traffic either to major destination points or onto the provincial road system. Subdivision along and access to these major municipal roads will usually be limited in order to preserve the safety and efficiency of traffic movement. Since they are a higher use road they will be better constructed, better maintained and therefore more costly than local roads. For this reason they should be placed so that each major municipal road can serve the greatest number of people.

The provincial road system, consisting of Provincial Trunk Highways and Provincial Roads, should be on integral part of the municipal road system and the Province should maintain a high standard of construction and maintenance on these roads.

*Objective 1* *To protect and facilitate the various functions of the road system within Stanley in order to move traffic safely and efficiently and to minimize the public cost of constructing, improving and maintaining roadways by proper land use planning.*

It is necessary to place stricter regulations on development along a provincial highway or a major municipal road in order to preserve their efficiency and safety and to protect the substantial public expenditures required to develop these roads.

*Policy 1* — *Existing and proposed major municipal roads or provincial highways shall be protected by regulating the siting and design of any new development which may cause significant interference or unduly impair the present and potential capability of these routes to carry traffic safely and efficiently.*

*Policy 2* — *Where new development is permitted adjacent to major municipal roads or roads under provincial jurisdiction, traffic will be required to consolidate at major points of access in order to provide a high standard of safety to the travelling public. The major points of access to provincial highways will be established in consultation with the Manitoba Department of Highways and Transportation.*

*Policy 3* — *In areas where residential (including rural non-farm and seasonal types), commercial or industrial uses are to be permitted in close proximity to a provincial highway, the following development criteria shall be observed:*

*a) Strip development along the highways, whereby direct connections to the highways are continuously relied upon for providing access to abutting properties, shall be discouraged.*

*b) The local road or street network associated with any type of proposed development shall be designed in accordance with both the existing and planned road and street system of the neighbouring areas.*

*c) Where possible such developments should be located on the same side of the highway as the existing urban centre or existing compatible developments with access provided preferably via a service road, municipal road or designated provincial road.*

Buildings adjacent to the municipal or provincial road systems can have an impact on the efficiency of the road system, not only because of the traffic generated but by effecting wind patterns and snow drifting. All structures or tree or hedge plantings must be set back from the road far enough to prevent snow blockage. This setback also serves to buffer residences from highway traffic noise and dust.

*Policy 4* — *Council will ensure that adequate setbacks of buildings and shelter belts are maintained from all road allowances and intersections.*

The Department of Highways would prefer to see no increase in the storm flows in the highway ditch system. However, if this is unavoidable a cost sharing development agreement to accommodate runoff may be necessary. In any event, drainage improvements should be able to accommodate development of the entire area planned to be developed within a reasonable period of time.

*Policy 5* *Satisfactory storm drainage shall be provided to service any development adjacent to the provincial highway system or the major municipal road system.*

The principal focus of the municipal road system is to provide an effective transportation system serving the greatest number of people at the least cost. Unfortunately uncontrolled development has produced scattered pockets of rural non-farm residential development. It is difficult and expensive to provide proper services to this type of development, yet these residential concentrations are frequently the most vocal in demanding better services.

*Policy 6* *Municipal roads which are not of all-weather status may be upgraded at municipal expense to provide improved service to new rural non-farm residential areas, at Councils discretion.*

*Policy 7* *The major municipal roads of the R.M. of Stanley shall be those identified on Transportation Map No. ST-1. All municipal roads shall be under the jurisdiction of and administered and maintained by the R.M. of Stanley.*

Proposals have been made for the development of major commercial, or industrial subdivisions adjacent to main highways in Stanley. These developments will provide a benefit to the municipality in terms of jobs and a tax base but if poorly located they could reduce the efficiency and safety of the road system. Location of such major developments must be carefully managed.

*Policy 8* *Land uses which generate high traffic flows and may create hazardous traffic situations shall be restricted in their location. Areas for highway commercial and agri-commercial development shall be clustered in designated areas as shown on Land Development Map No. ST-2 in order that the number of access points can be controlled to minimize interference with traffic on a provincial highways or major municipal road.*

Industrial or agricultural traffic through the municipality creates far more wear on roads than normal traffic and can be far more of a nuisance when passing through villages.

*Policy 9* *Heavy industrial or agricultural vehicles which may cause significant damage to roads will be encouraged to use those routes which are designed to withstand that type of traffic. Routes for this traffic should avoid villages and other residential concentrations.*

Some of the villages, particularly in the area south of Winkler, have a significant growth rate. Traditionally, expansion of these villages has occurred primarily along the main road and the result has been very long, narrow villages with all lots fronting on the main traffic route. This layout not only means that all residents are subjected to high volumes of traffic, it also means that sewer and water systems are costly or even impossible to install. The development of the local road system will be an essential part of the planning of these villages.

*Policy 10* *In order to preserve the efficiency of the road system and to minimize conflicts between residences and high traffic volumes, the expansion of villages will be directed toward a local street system rather than along major collector or provincial roads.*

*Policy 11* *In evaluating development proposals Council shall ensure that they are serviced with an economical and safe road system connected with the existing road network and that this system is adequate to meet present and future needs.*

The Corridor Area, as identified in Land Development Map No. ST-2, is a unique part of the Planning District which is subject to more conflicting pressures than most other areas. Most of the land along the corridor is prime agricultural soil now under cultivation. However, because of the traffic volumes on P.T.H. #3 & #14 between Morden & Winkler, there is some demand for commercial and industrial development along the corridor. Such development, if permitted in an uncontrolled manner, would result in unnecessary losses of agricultural land and a reduction in the efficiency of the highway. Guidelines are therefore necessary to direct development in this area.

Objective 2 To provide for commercial development in the corridor which is directly related to local agricultural production but which preserves the productivity of prime agricultural land and maintains the safety and efficiency of highway transportation.

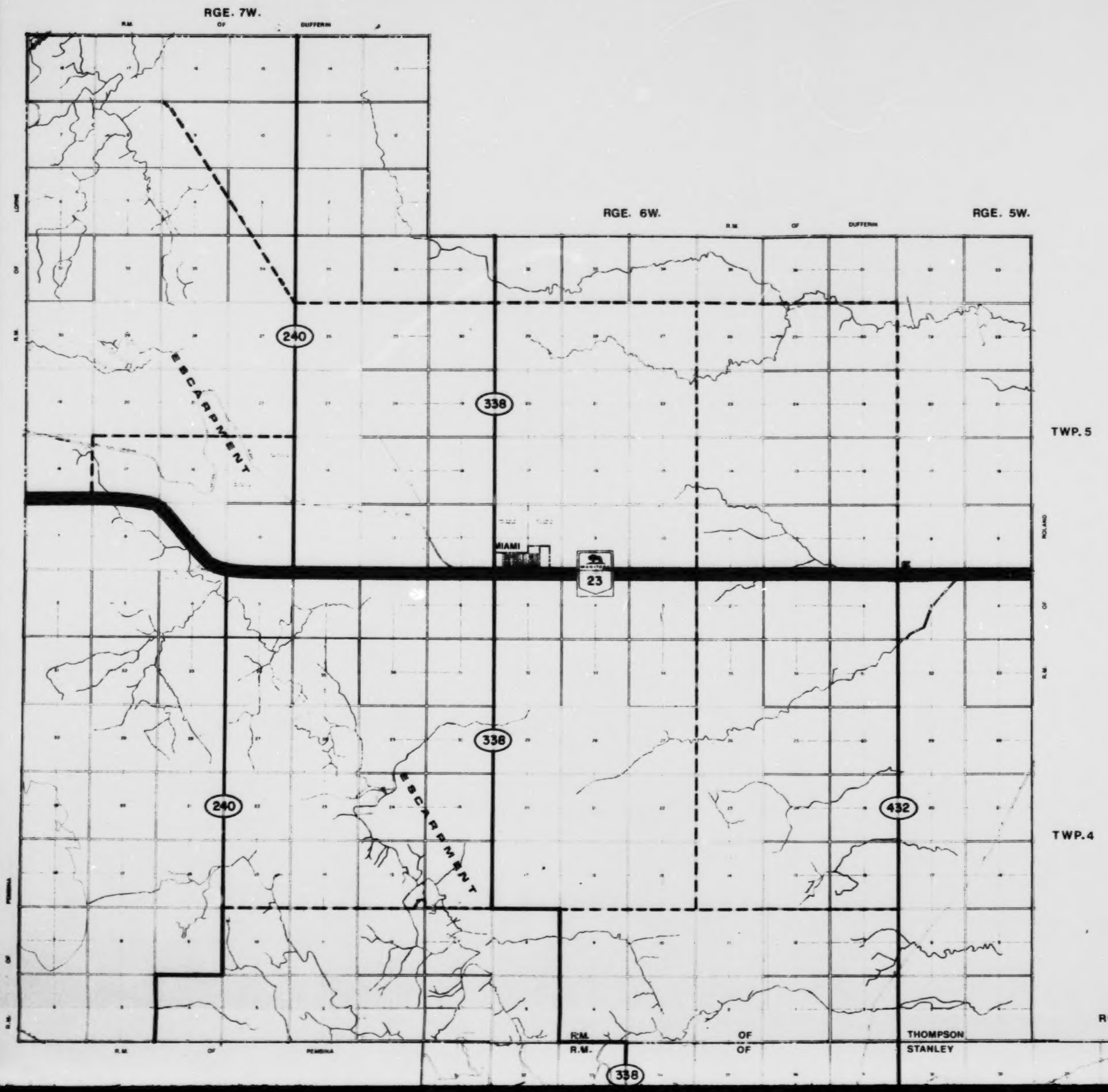
Policy 12 Agri-Commercial activities which are specifically intended as a support to local agricultural production may be permitted in the areas identified on Land Development Map No. ST-2 as agri-commercial.

The corridor is located over the Winkler Aquifer which will probably be the source of water for any new uses developing here. This aquifer is sensitive to contamination and over-use therefore new users must be monitored carefully.

Policy 13 Large scale water users, excluding irrigation for agricultural purposes, shall not be permitted to locate in the corridor area.

The two principal consideration for any development proposed in the corridor area are that a minimum of agricultural land shall be taken out of production and the safety and efficiency of the Provincial Highway system shall be maintained.

Policy 14 The design and development of any new agri-commercial ventures in the corridor shall provide access to P.T.H. #3 via the municipal road one mile west of the junction with P.T.H. #14 and shall ensure an economical use of agricultural land.


RGE. 7W.
R.M. OF DUFFERIN
RGE. 6W.
R.M. OF DUFFERIN
RGE. 5W.
R.M. OF LORNE
TWP. 5
TWP. 4
R.M. OF ROLAND
ESCARPMENT
ESCARPMENT
MIAMI
240
338
23
338
240
432
R.M. OF PEMBINA
R.M. OF THOMPSON
R.M. OF STANLEY
RGE. 5W.
RGE. 4W.
R.M. OF ROLAND
338

# MSTW Development Plan

**Legend:**

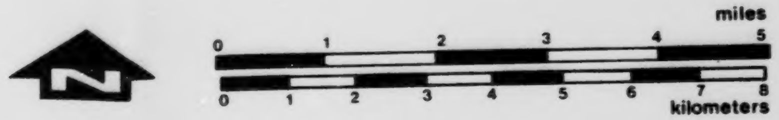
▬ PROVINCIAL TRUNK HIGHWAY

— PROVINCIAL ROAD

----- MAJOR MUNICIPAL ROAD

# TRANSPORTATION

## Map No. ST-1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miles
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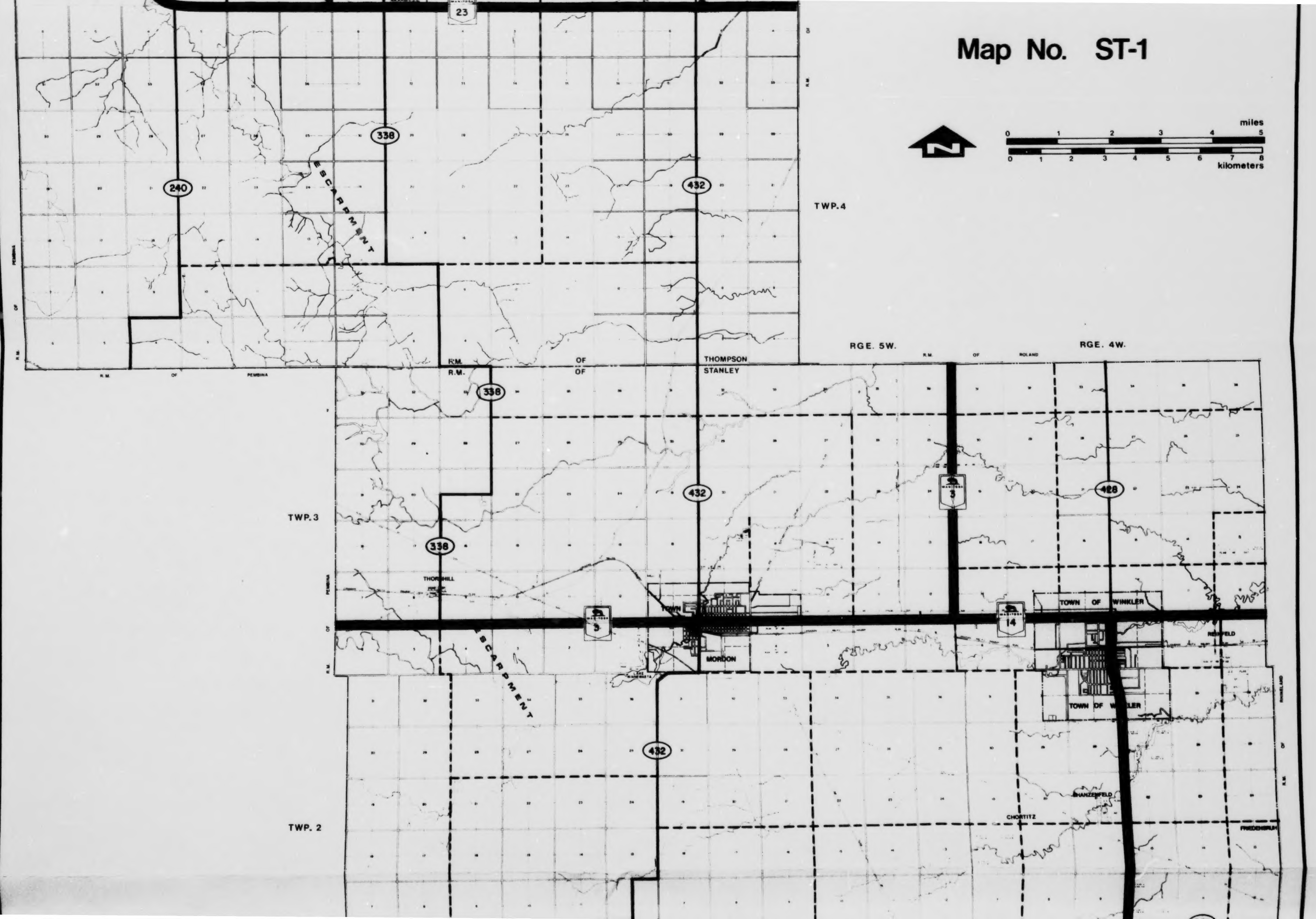
kilometers

# Map No. ST-1



23
338
240
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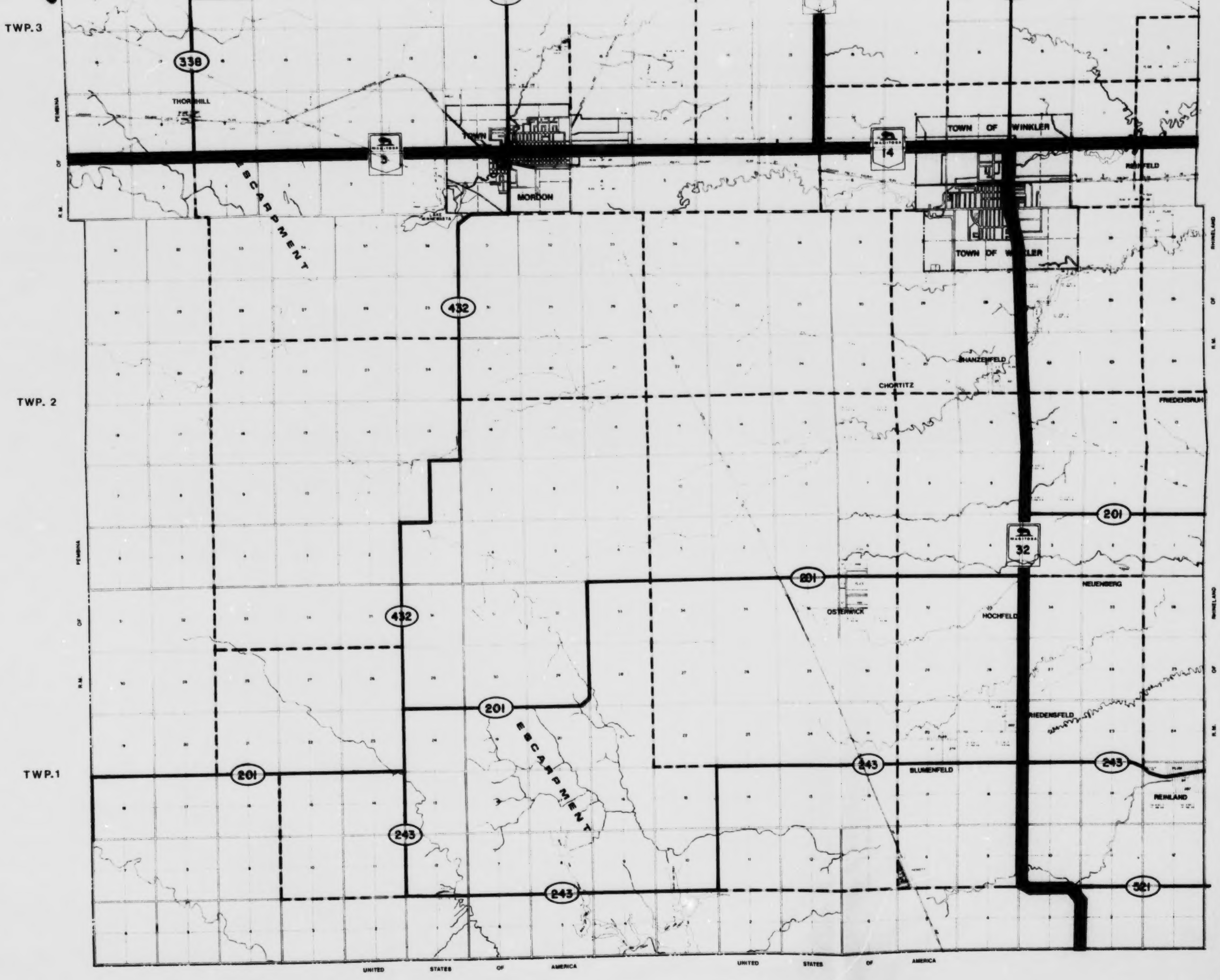
ESCARPMENT
TWP. 4
miles
0 1 2 3 4 5
0 1 2 3 4 5 6 7 8
kilometers
RGE. 5W.
R.M. OF ROLAND
RGE. 4W.
R.M. OF PEMBINA
R.M. OF THOMPSON
R.M. OF STANLEY
TWP. 3
428
3
14
THORNHILL
TOWN
MORDEN
TOWN OF WINKLER
REINFELD
LAKE MINNEWASTA
TWP. 2
HANZENFELD
CHORTITZ
FRIEDENSRUH
R.M. OF RHINELAND


TWP. 3
338
THORNHILL
R.M. OF PEMBINA
3
TOWN
MORDON
ESCARPMENT
14
TOWN OF WINKLER
REINFELD
TOWN OF WINKLER
432
SHANZENFELD
CHORTITZ
FRIEDENSRUH
TWP. 2
R.M. OF RHINELAND
201
32
201
NEUENBERG
OSTERWICK
HOCHFELD
432
201
ESCARPMENT
FRIEDENSFELD
TWP. 1
201
243
BLUMENFELD
243
REINLAND
243
243
521
UNITED STATES OF AMERICA
UNITED STATES OF AMERICA

Map File: 403-70-102 C

# COMMERCIAL & INDUSTRIAL

In order to provide employment opportunity and to enhance the tax base of the municipality Council supports development of those industrial and commercial ventures which do not burden the taxpayers with extensive and costly municipal services and are complimentary to the agricultural economy of Stanley. Industrial development, whether manufacturing, storage and distribution or processing shall develop in a manner which is sensitive to the environment and to existing land uses. Commercial development will be located in a manner which does not interfere with the safe and efficient use of the transportation system. Commercial and industrial uses will not be wasteful of agricultural land nor interfere with agricultural production.

*Objective 1* *To support the development of industrial and commercial activity, particularly those which complement the agricultural economy, in a manner which is compatible with municipal servicing capabilities and sensitive to the environment.*

*Policy 1* *All proposals for industrial development in Stanley will be evaluated in terms of their environmental impact, including possible effects on ground and surface water, air quality and noise levels. Where environmental or other concerns indicate a danger to health or safety, a development proposal shall be rejected.*

Many farm operators wish to carry on some small scale manufacturing, repairs or other industrial activity conducted by members of their family. This is a source of employment during the winter months and an income suppliment generally unrelated to the main income from agricultural production.

*Policy 2* *Family scale industries, that is those minor industries which are operated as a suppliment to a farm income, will be permitted throughout the municipality provided they do not interfere with the use and enjoyment of nearby property, nor detract from the rural/agricultural character of the area and provided they are conducted primarily by family members.*

Industries in or adjacent to villages can, if improperly located or poorly managed, have a negative impact on surrounding land uses and take away from the attractiveness of the village.

*Policy 3* — *Industries located in villages and along major traffic routes will be regulated to ensure that their operation is neat and attractive or that storage areas are suitably screened to preserve the aesthetic appeal of these areas.*

Industrial or commercial uses locating along a highway will be concentrated at certain locations in order to limit the number of access points to the highway, minimize the removal of agricultural land from production and permit the economical development of municipal services when necessary.

*Policy 4* — *Any area to be identified for industrial or commercial development except those within village boundaries shall be identified on Land Development Map No. ST-2. When development commences in one of these areas Council will attempt to ensure that the designated industrial/commercial land is used to its maximum potential before permitting development in another designated area.*

*Policy 5* — *All industrial/commercial concentrations shall be designed to provide the greatest ease of servicing, create the least interference with traffic and result in the least loss of prime agricultural land.*

*Policy 6* — *Council shall encourage and investigate proposals for establishing industrial parks with suitable transportation, water and waste disposal services to attract a wide range of industries. An industrial park shall be suitably seperated or buffered from any residential concentration.*

Mineral extracting and processing industries are important to the municipality but due to their nature, can disrupt nearby residents with the noise, dust and truck traffic which is generated. These industries should be encouraged in the municipality in a way which avoids such conflicts.

*Policy 7* — *Council shall regulate the location and operation of gravel crushing plants, asphalt plants, and other mineral processing operations in order to minimize conflicts with nearby residential uses.*

There are certain industrial and commercial businesses throughout the R.M. of Stanley on land which is designated for agricultural uses. In many cases these businesses have been in existance for a number of years and represent a considerable capital investment. It would be unreasonable to place severe restrictions on these in order to encourage compliance with the agricultural character of the surrounding area therefore these businesses will be treated as permitted uses on the sites which they presently occupy. Normal operation, maintenance and expansion of these businesses are acceptable but the establishment of new industries shall be directed by the policies of this plan.

*Policy 8* *The operation, maintenance and expansion of any commercial or industrial businesses which are located in agricultural areas at the time of the adoption of this Plan shall be regulated in a Zoning By-law as though they were a permitted use provided any changes in the nature or extent of the activity does not create any adverse environmental impact.*

# SETTLEMENT CENTRES

The agricultural villages, particularly those south of Winkler are the basis of a traditional lifestyle which is very important to a large part of the population of Stanley. Council recognizes this important role and through these policies will preserve these villages and the agricultural base upon which they depend.

However, over the years the character of these villages has changed with an increasing number of non-farm residents and fewer farm residents. In some of the villages the population is increasing to the point where it has become necessary to install a water system and give serious consideration to a sewage collection system.

With the growth of these villages, plans must be prepared to help determine the direction in which expansion should take place in order to permit the economic construction of sewer, water and road services.

*Objective 1* *To preserve the villages as residential centres and as agricultural service centres and to promote their development in a manner which will permit the economical construction of water, road and sewer services as they are required.*

In effect, the villages of Stanley must be planned in much the same way as larger towns, in order to permit the economical development of the level of services needed by each village and to prevent uncontrolled expansion which would be wasteful of prime agricultural lands. Village development limits should be established and a local road system planned to avoid residences stretching out along major provincial or municipal roads. As the village develops, the services which are available should be utilized fully and land uses should be arranged to avoid conflicts between uses such as industries and residences. Intensive agricultural uses which may conflict with residential uses must be carefully restricted in and around the villages.

*Policy 1* *Development limits of villages shall be clearly defined and growth directed so that surrounding agricultural land is protected and the villages can, at some future date, be economically serviced by water, roads and sewer. Village development limits are identified on MSTW Development Plan Maps S-1 to S-11.*

*Policy 2* *Roads in the villages shall be upgraded when necessary and future road systems shall be designed for local traffic only, but with suitable connectors to the municipal or provincial road system.*

*Policy 3* *Land development in the villages will be required to provide services to each lot which is at least equal to the municipal servicing standards in the remainder of the village at the time of the development.*

*Policy 4* *Commercial and industrial businesses in the villages will be required to operate in a manner which is not unsightly nor disruptive to the use and enjoyment of land by other residents of the village.*

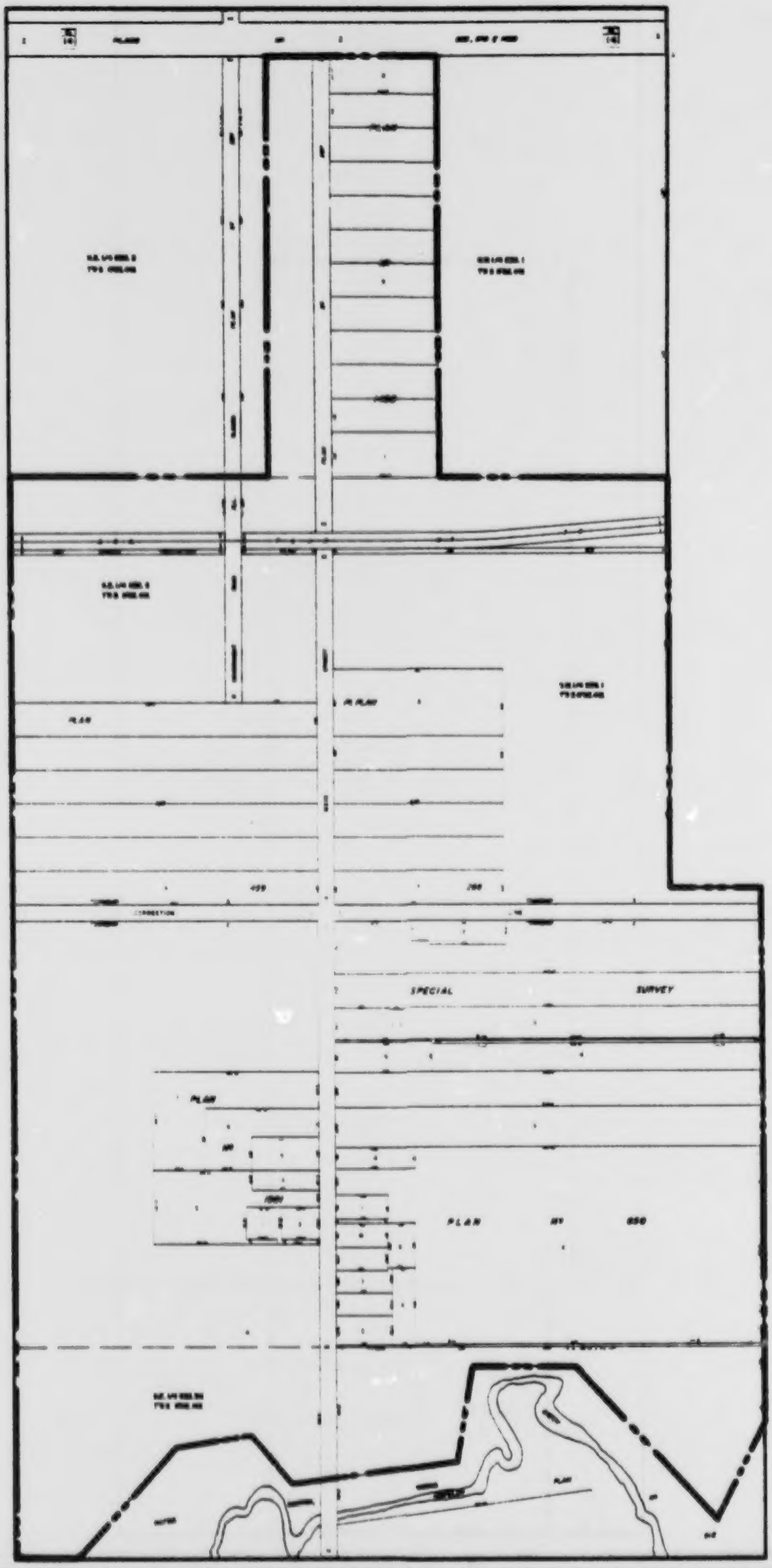
*Policy 5* *Council shall establish in a Zoning By-law the maximum size of livestock operations in a village in order to minimize conflicts due to odours and waste disposal.*

Certain villages are adjacent to or located on natural creeks or streams which have a record of flooding or which show signs of erosion. Development within these villages should be directed away from such hazard areas.

*Policy 6* *Council shall endeavor to determine the extent of flood prone lands in and around villages and shall direct growth away from these hazard areas or require that development be adequately protected against such hazards.*

Population statistics show that some villages south of Winkler are growing rapidly and that some are now requesting a piped water system. As these villages continue to grow residents will be seeking even higher levels of costly municipal services. The financial burden of these services, both for village residents and for the municipality in general, can be kept at a lower level by planning for efficient and compact growth which can be easily serviced.

*Policy 7* *Council will begin immediately to prepare land use maps and development policies for the major villageswhich will indicate a pattern of future growth which can be easily and economically serviced and which will ensure a healthy and enjoyable living environment for the residents.*


PLAN
PLAN
400
200
SPECIAL
SURVEY
PLAN
PLAN
650

**M.S.T.W.**

**DEVELOPMENT PLAN**

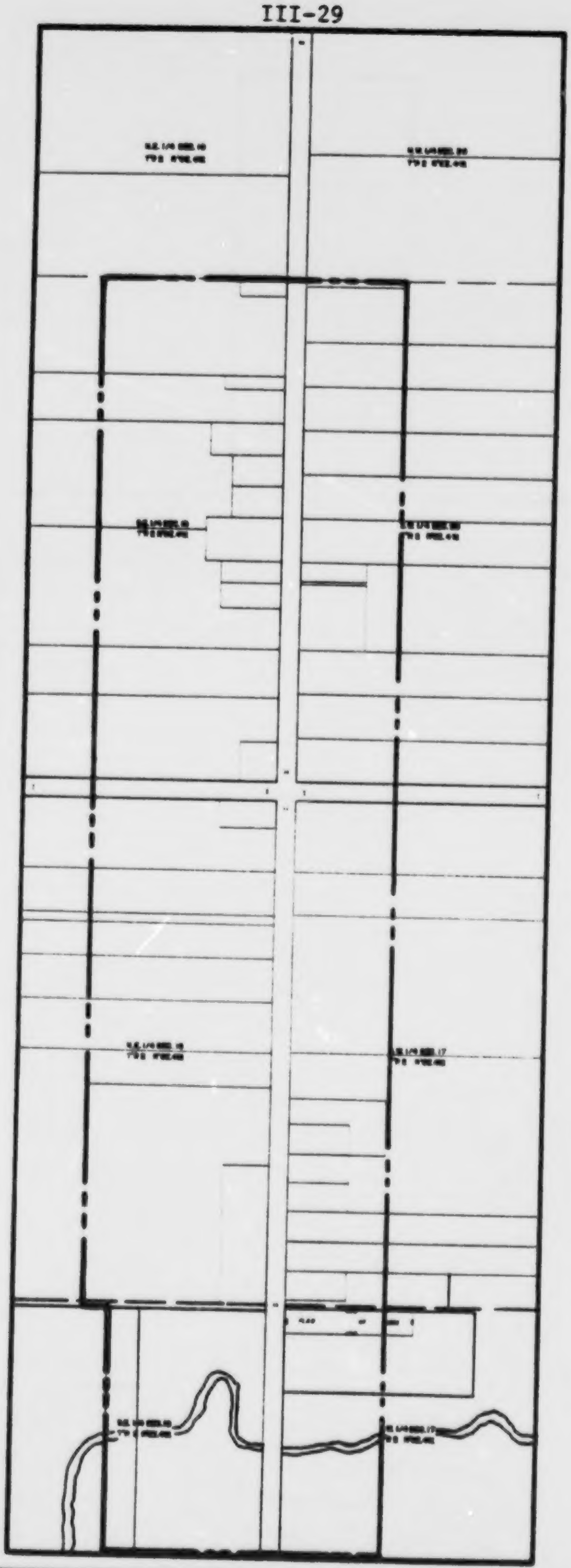
**Reinfeld**

**Legend:**

N

—··— DEVELOPMENT LIMITS

**S-1**



**M.S.T.W.**

**DEVELOPMENT PLAN**

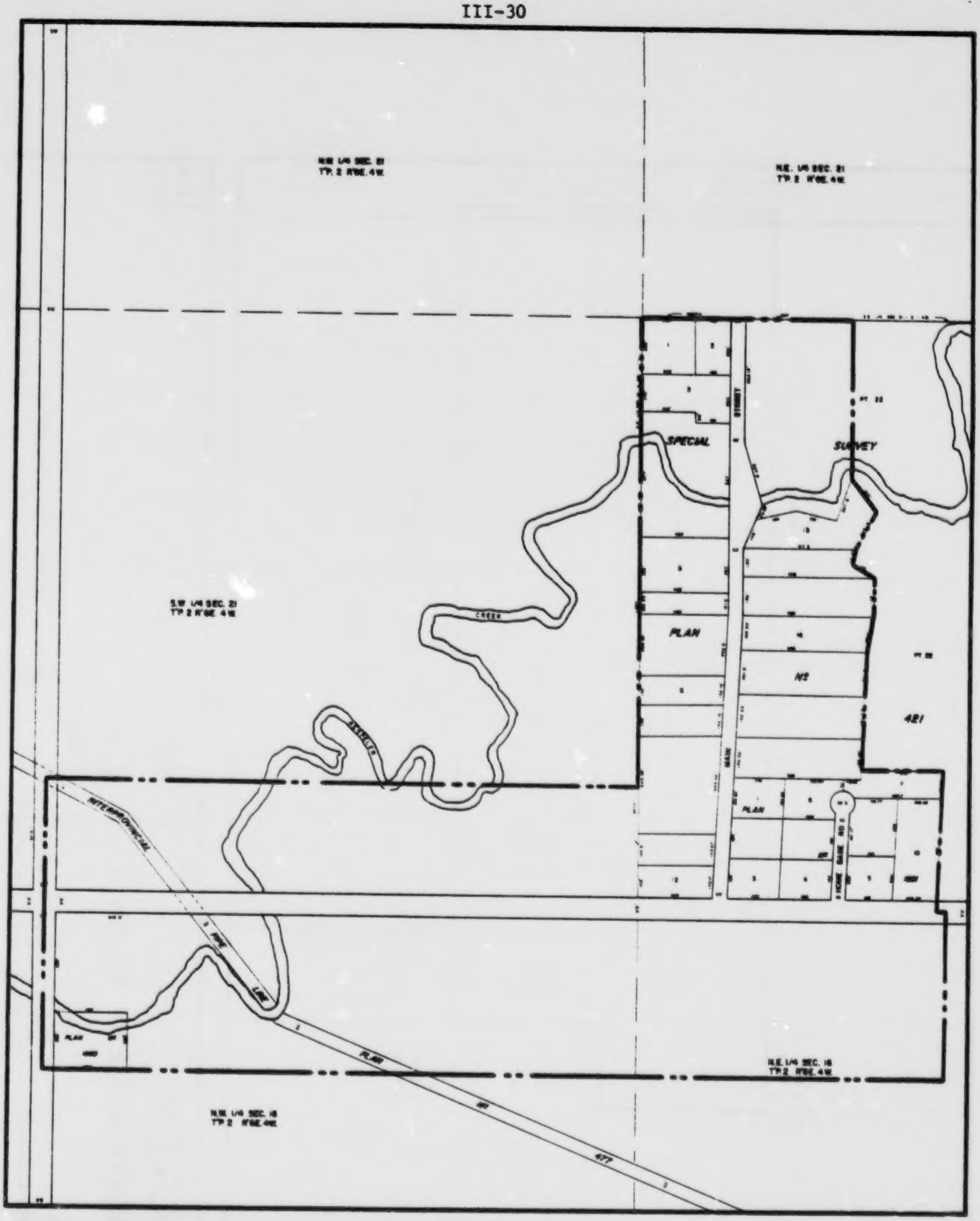
**Chortitz**

**Legend:**

N

—·— DEVELOPMENT LIMITS

S-2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TP. 2 RGE. 4 W.
N.E. 1/4 SEC. 21
TP. 2 RGE. 4 W.
S.W. 1/4 SEC. 21
TP. 2 RGE. 4 W.
SPECIAL
SURVEY
PLAN
N3
421
PT. 22
STREET
MAIN
CREEK
INTERPROVINCIAL
PIPE
LINE
PLAN
477
N.E. 1/4 SEC. 16
TP. 2 RGE. 4 W.
N.W. 1/4 SEC. 16
TP. 2 RGE. 4 W.

**M.S.T.W.**

**DEVELOPMENT PLAN**

**Shanzenfeld**

**Legend:**

**S-3**

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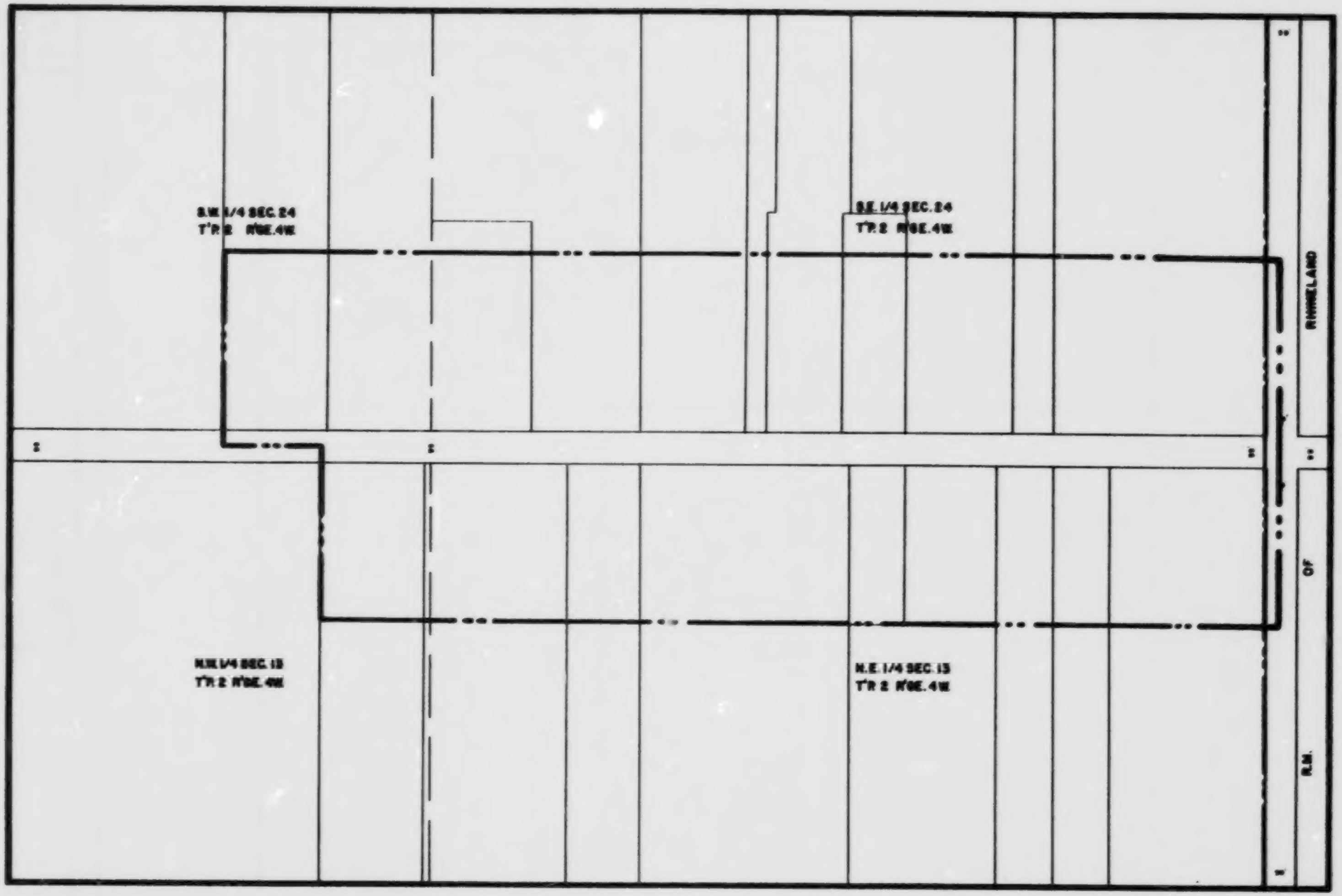
—·—·— DEVELOPMENT LIMITS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T'P. 2 R'GE. 4W
S.E. 1/4 SEC. 24
T'P. 2 R'GE. 4W
N.W. 1/4 SEC. 13
T'P. 2 R'GE. 4W
N.E. 1/4 SEC. 13
T'P. 2 R'GE. 4W
RHINELAND
OF
R.M.

**M.S.T.W.**

**DEVELOPMENT PLAN**

**Friedensruh**

**Legend:**

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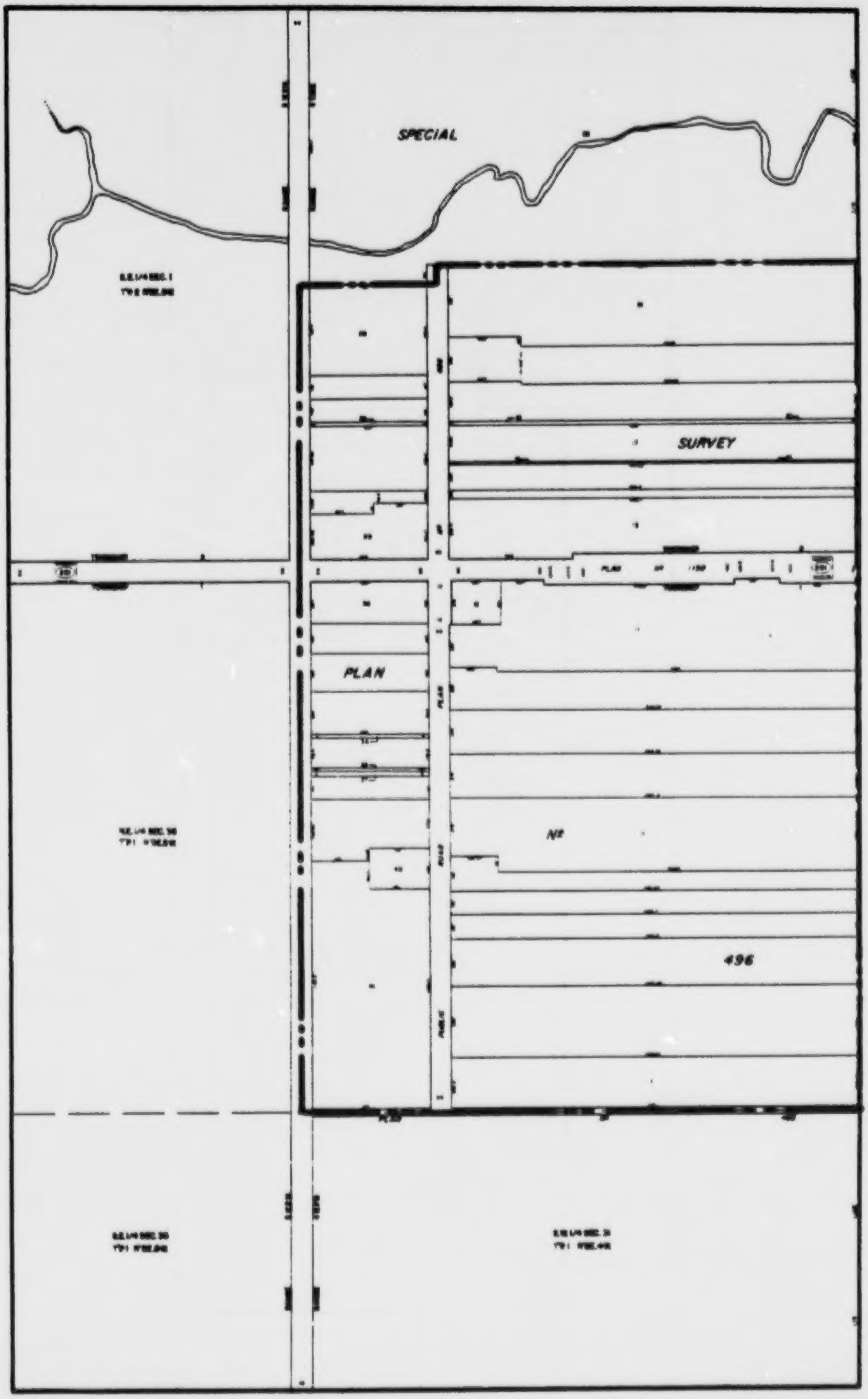
—··— **DEVELOPMENT LIMITS**

**S-4**


SPECIAL
SURVEY
PLAN
Nº
496

**M.S.T.W.**
**DEVELOPMENT PLAN**

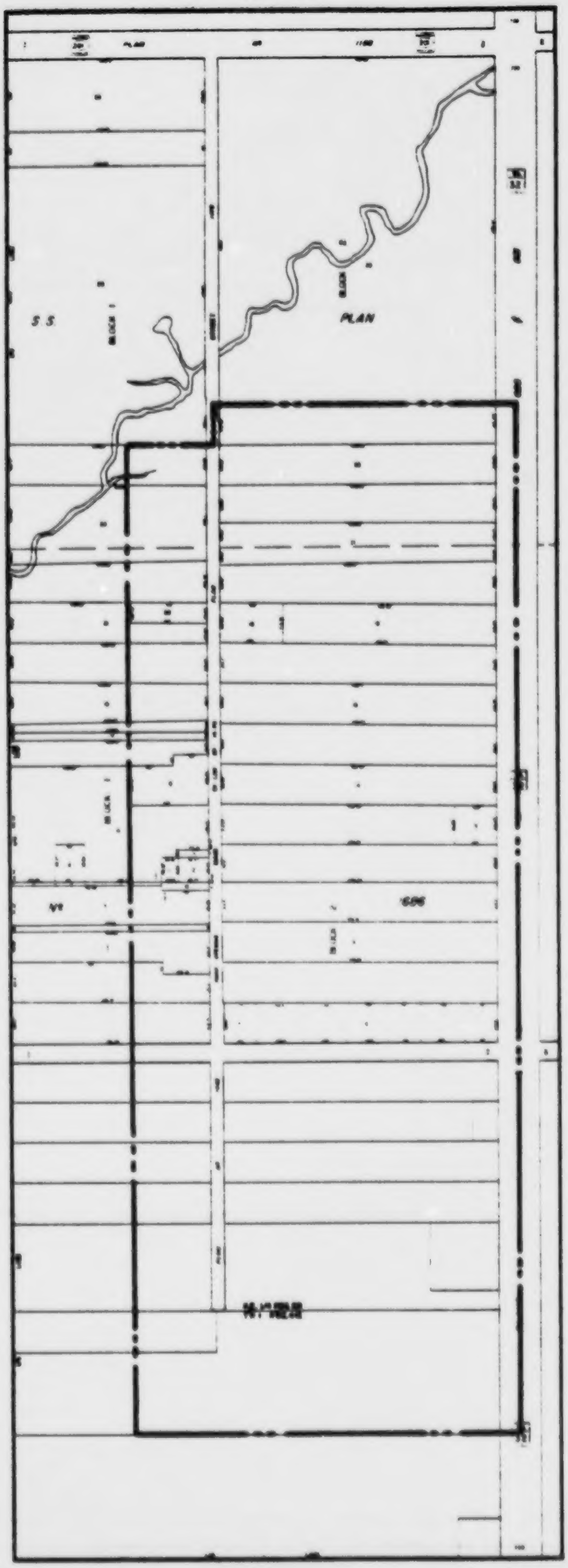
**Osterwick**

**Legend:**

**N**

**DEVELOPMENT LIMITS**

**S-5**



# M.S.T.W.
## DEVELOPMENT PLAN
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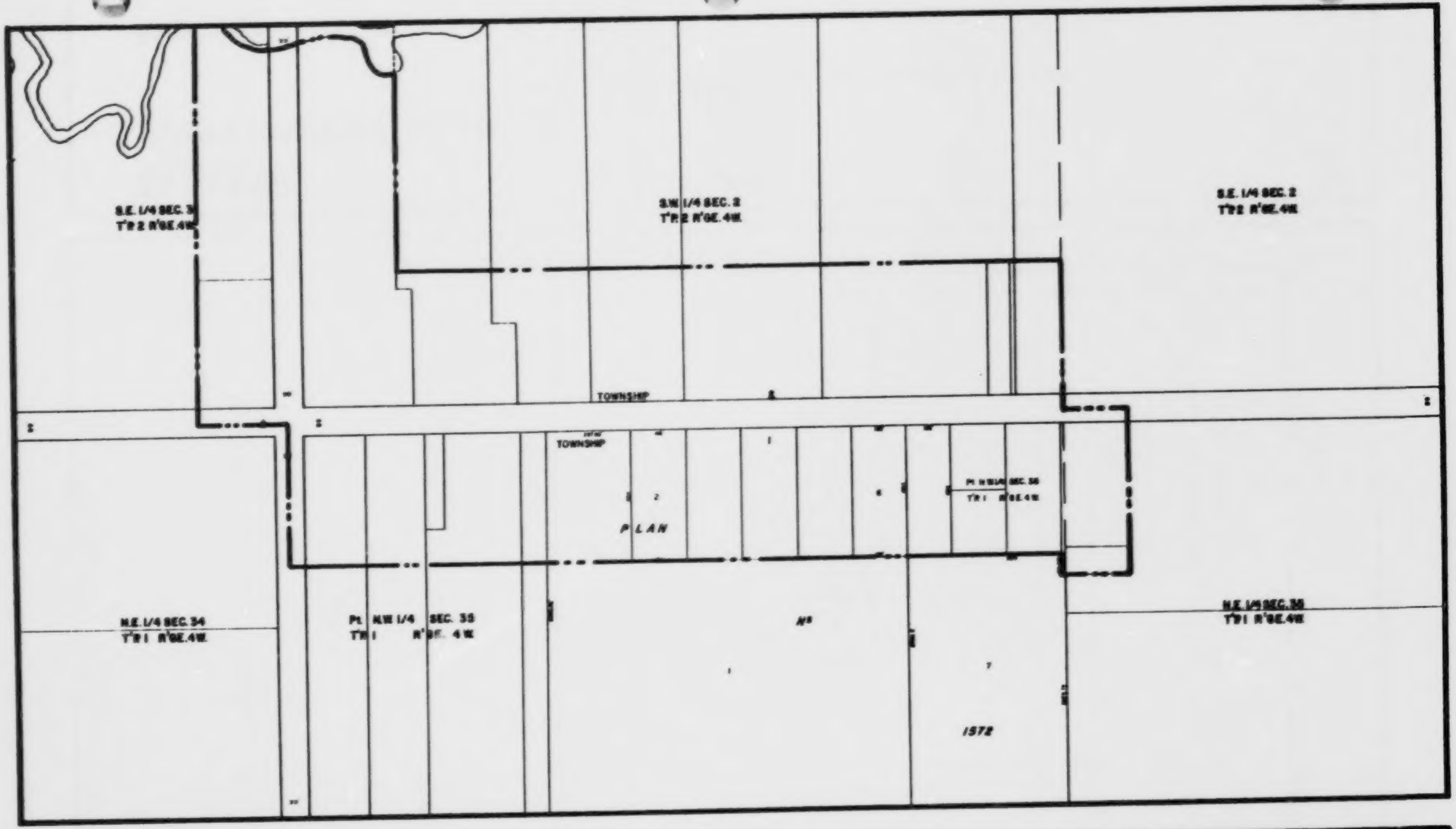
**Legend:**

**S-6**

N

-·-·- DEVELOPMENT LIMITS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S.W. 1/4 SEC. 2
T'P 2 R'GE. 4W.
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T'P 2 R'GE. 4W.
TOWNSHIP
TOWNSHIP
PLAN
N.E. 1/4 SEC. 34
T'P 1 R'GE. 4W.
Pt. N.W. 1/4 SEC. 35
T'P 1 R'GE. 4W.
Pt. N.W. 1/4 SEC. 36
T'P 1 R'GE. 4W.
N.E. 1/4 SEC. 35
T'P 1 R'GE. 4W.
1572

# M.S.T.W.
# DEVELOPMENT PLAN

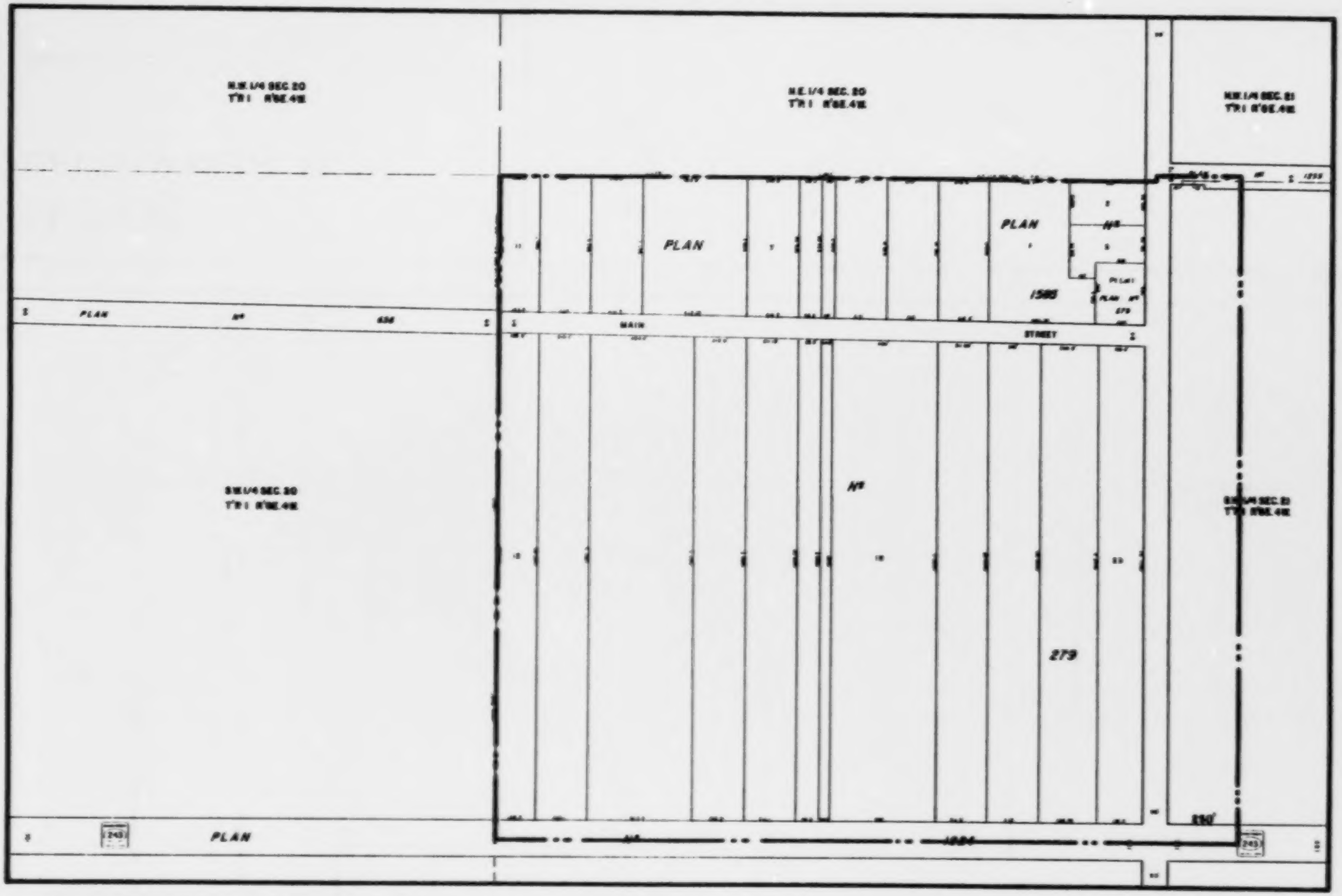
Neuenberg

Legend:

N

—··— DEVELOPMENT LIMITS

S-7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N.W. 1/4 SEC. 21
S.W. 1/4 SEC. 20
PLAN
PLAN
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PLAN
MAIN
STREET
1585
279

**M.S.T.W.**
**DEVELOPMENT PLAN**

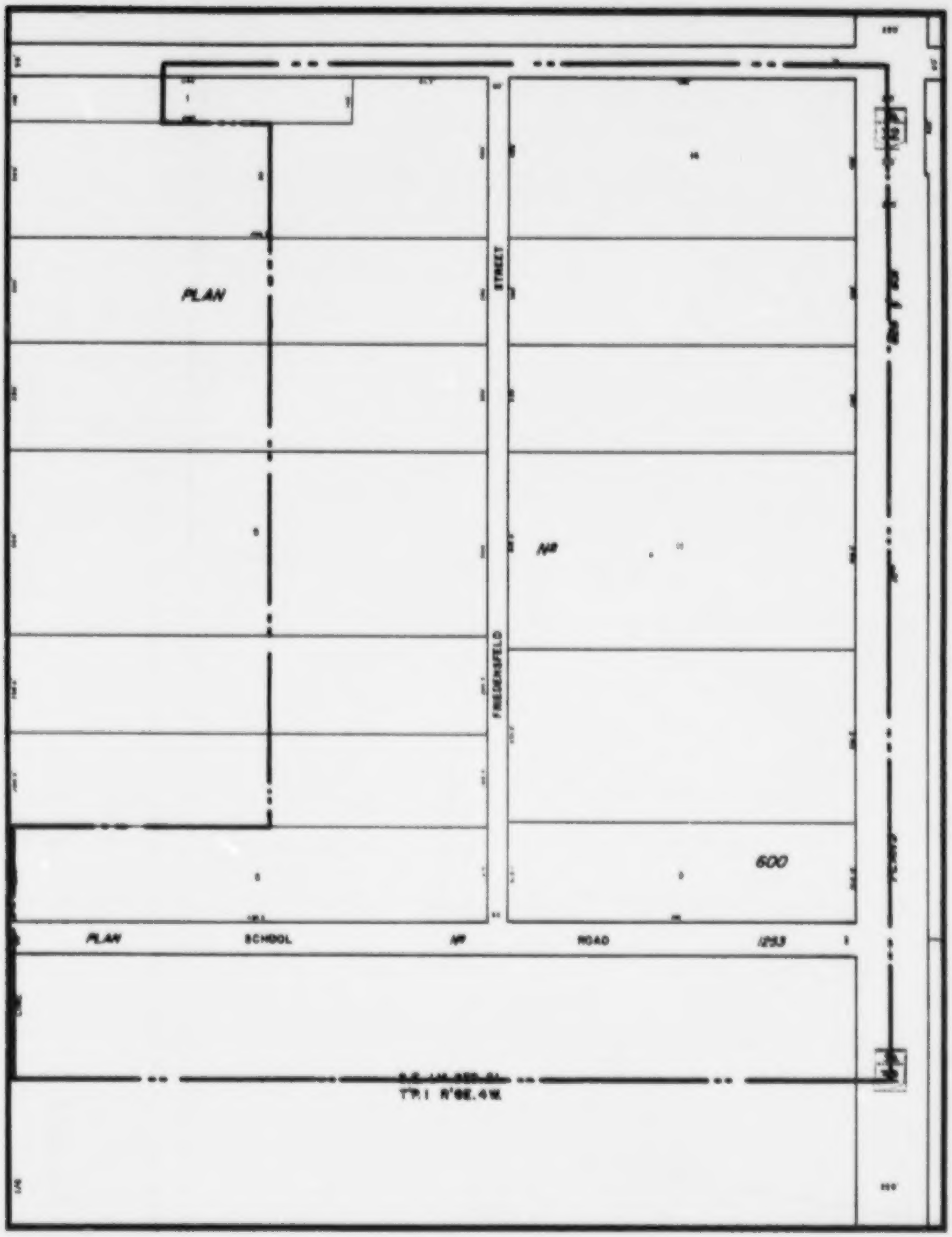
**Blumenfeld**

**Legend:**

N

—··— DEVELOPMENT LIMITS

**S-8**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FRIEDENSFELD
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PLAN
SCHOOL
ROAD
1253
TP.1 R'6E.4W.

**M.S.T.W.**
**DEVELOPMENT PLAN**

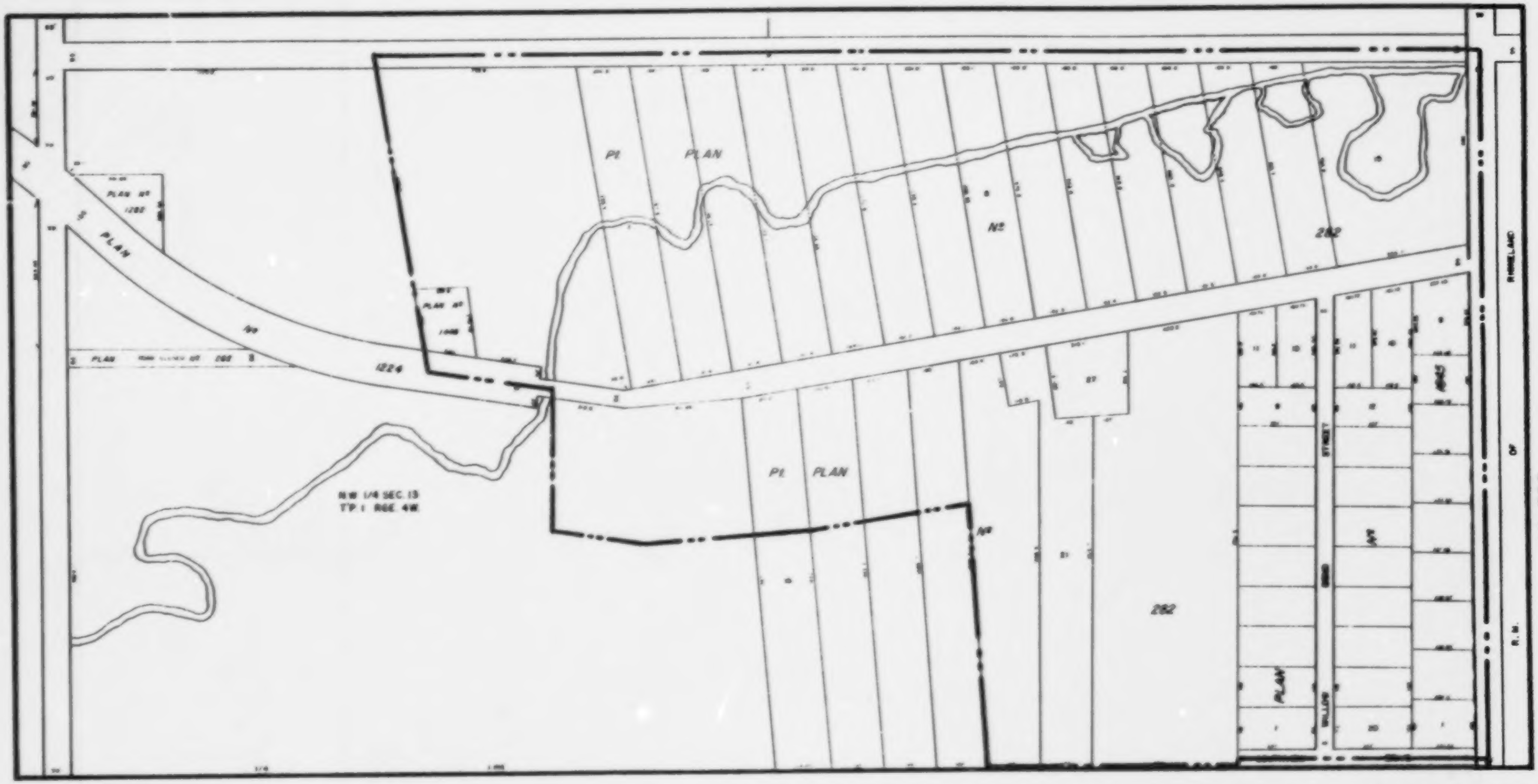
**Friedensfeld**

**Legend:**

**S-9**

N

—··— DEVELOPMENT LIMITS


R.M. OF RHINELAND
PLAN
PL PLAN
Nº
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PLAN Nº 1406
PLAN
282
WILLOW
STREET
PLAN

S-10

**M.S.T.W.**

**DEVELOPMENT PLAN**

**Reinland**

**Legend:**

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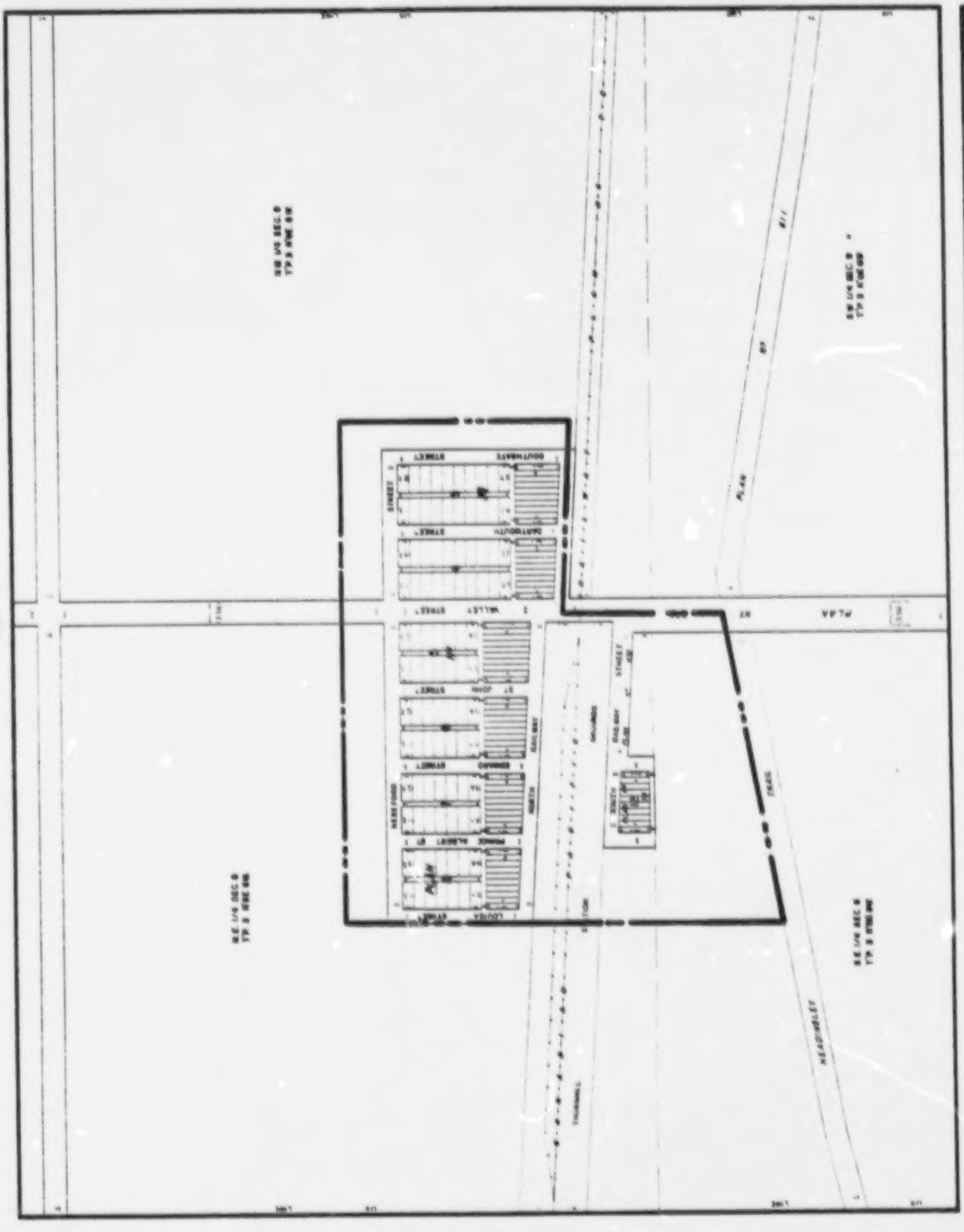
—·— DEVELOPMENT LIMITS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DARTMOUTH
VALLEY STREET
ST JOHN
EDWARD
PRINCE ALBERT ST
LOUISA
HEREFORD
HEADINGLEY
THORNHILL
PLAN

# M.S.T.W.
## DEVELOPMENT PLAN
Thornhill

S-11

Legend:

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— ·· — DEVELOPMENT LIMITS

# HAZARD LANDS

Hazard lands are those which may be subject to flooding, erosion, bank instability, land slides, subsidence or other similar dangers which threaten the health or safety of residents or may result in unnecessary personal or public expenditures. The principal hazard lands in the municipality are those areas along waterways which may be subject to flooding or erosion or those low lying areas which may be inundated during spring runoff or rain storms.

The concern of this section is that development within potential hazard areas may lead to acceleration of environmental damage, interference with natural processes, public expenditure for remedial work or assistance, wasted resources and personal loss and hardship.

*Objective 1* *To minimize personal hardship and inconvenience, adverse affects on public health, loss of life, property damage and public expenditures which may occur as a result of flooding, erosion or other natural hazards and to establish measures to remedy these hazards.*

Any proposal for the subdivision or the development of land must be evaluated to determine potential hazards and municipal land use regulations should provide criteria for evaluating these proposals. One of the most common hazard areas is next to a waterway where flooding, erosion of the bank and the changing course of the channel create a danger for any nearby structures.

*Policy 1* *In those areas within the municipality which are subject to flooding, erosion, bank instability, land slides or subsidence, permitted uses shall be restricted to those which can be located safely and appropriately on lands that may be subject to such hazards.*

Policy 2

For waterways where flood level or erosion information is not available, the following policies shall be implemented:

a) Development shall generally not be permitted within the meander belt of the waterway.
b) Any fill, deposit, obstructions, excavations, storage of materials, structures or development shall be located at least 200 feet from the ordinary high water mark or a distance equal to the top width of the watercourse, or 10 times the height of the bank, whichever is greater.
c) Development within these limits or known hazard areas shall be permitted only where a detailed analysis of the specific site has shown that development is feasible.

Policy 3

Appropriate setbacks from waterways and waterbodies shall be established in order that the foundations of permanent structures shall not be affected by erosion, bank instability, land slides or subsidence.

Policy 4

It may not be practical or desirable for economic or social reasons to totally restrict development in all hazard areas. Development should, however, be carefully controlled to ensure that it is compatible with the risks, and that the hazard has been eliminated or protected against. Where such exceptions are made the following criteria should be applied:

a) Development shall not adversely alter, obstruct or increase water flow, flow velocities or flood stages.
b) There shall be no added risk to life, health or safety.
c) All structures and services shall be protected against damage and shall be functional under hazard conditions.
d) Activities such as dumping, excavation and clearing, which would accelerate or promote damages arising from causes such as erosion or bank instability shall be prohibited.
e) Natural tree and vegetative cover shall be preserved to reduce erosion.
f) Potential damages to any permitted open space uses shall be minimal under hazard conditions.

As well as ensuring that construction takes place away from hazard lands or that the hazard is protected against, Council must also ensure that development or any other activity does not create or aggravate a hazard in another area.

Policy 5 — *Any use of land which may be considered hazardous shall be subject to the following:*

*a) No activities which adversely alter, obstruct or increase flow, flow velocities or flood stages shall be permitted within the areas designated as being subject to flooding;*
*b) Development shall not result in damage to other property through the creation or aggravation of erosion, bank instability and drainage problems;*
*c) The Council may require the preservation of natural vegetation cover to reduce erosion;*
*d) Agricultural cropping or open space recreational activities may be acceptable within hazard areas but any other uses involving a high intensity of development should be restricted.*

In addition to natural hazards there are certain areas which may be hazardous for intensive development as a result of man made activities. Areas such as the Morden and Winkler lagoons, municipal nuisance grounds and municipal airports may be offensive or even hazardous to surrounding areas therefore development in these areas should be limited.

Policy 6 — *Development of land around man-made uses, such as lagoons, nuisance grounds and airports, which may be offensive or hazardous to health shall be regulated in a manner which will minimize such hazards.*

# ENVIRONMENT, OPEN SPACES AND HISTORIC RESOURCES

This part of the plan concerns the provision of areas and facilities for the recreational use of Stanley residents. It also concerns the protection of a pleasant and healthful environment in these recreation areas and generally throughout the municipality.

Council recognizes the essential role that recreation plays in maintaining the mental and physical health of the community. The term recreation is used in this plan in its broadest sense. It includes open areas for the enjoyment of hiking, hunting, picnics or, in urban areas, simply a green park area. It also includes arenas, curling rinks, sports fields and similar facilities for more active recreational pursuits.

The term environment is meant to include open and treed lands particularly in built up areas, and the protection of an attractive visual setting. Protection of these areas contributes to the beauty and character of the municipality and to the well being of its residents.

The presence of a natural environment and the availability of a wide range of recreation opportunities are both major contributors to the "quality of life" of Stanley.

*Objective 1* *To preserve the natural environment for its health, appearance and recreational values and to support the development of a range of recreational facilities for the use and enjoyment of all residents of Stanley.*

Recreation is not one of the main land uses of the municipality. It is, as has been indicated, a major contributor to the quality of life and as such recreation needs shall be considered in conjunction with any major development proposal.

| | |
|---|---|
| *Policy 1* | *Any development proposal in Stanley shall be evaluated in terms of its environmental impact and support will be given to those measures which minimize the pollution of air or water, prevent excessive noise and preserve areas of scenic value.* |
| *Policy 2* | *Areas of commercial recreational value, such as skiing or hiking areas of the escarpment, shall be encouraged to develop in a manner which is complementary to the surrounding environment.* |
| *Policy 3* | *Parks and recreation areas particularly those identified in Land Development Map ST-2, may be developed and encouraged for the use and enjoyment of all residents of Stanley and smaller scale open spaces shall be encouraged in the villages. Stanley Park and the recreation areas around Lake Minnewasta shall be protected.* |

Policies are identified in this plan for the protection of wildlife areas, waterways and hazard areas. These areas may be ideal for passive recreation development in addition to these other roles. For example, drainage channels and water retention areas of the escarpment may serve as wildlife habitat and multi-purpose recreation areas in addition to their role in water management.

| | |
|---|---|
| *Policy 4* | *Multiple uses shall be encouraged in natural areas where these uses are compatible or complementary.* |
| *Policy 5* | *Council will encourage the development of a wide range of summer and winter recreational opportunities for the use and enjoyment of residents and recreational facilities supported by Council shall be located in a manner which serves the greatest number at the least cost.* |

The municipalities of the Planning District contain certain historical, architectural or archeological sites of local, provincial and even national value. The Historic Resources Branch of the Province of Manitoba has not as yet specifically identified these sites in M.S.T.W., therefore they will have to be at least tentatively identified in the subdivision approval process.

*Policy 6* *Where any subdivision or development is proposed on a site which has been identified by the Historic Resources Branch of the Province of Manitoba as having significant historical, architectural or archeological value, or where Council suspects that this may be the case, such subdivision or development shall be referred to the Historic Resources Branch for their comment. No development will be permitted which may endanger these resources.*

Lake Minnewasta is important to the residents of the region as a recreation area but its major role, the one for which this Lake was created, is to provide a source of water to the people in and around the Town of Morden. This latter role must have priority.

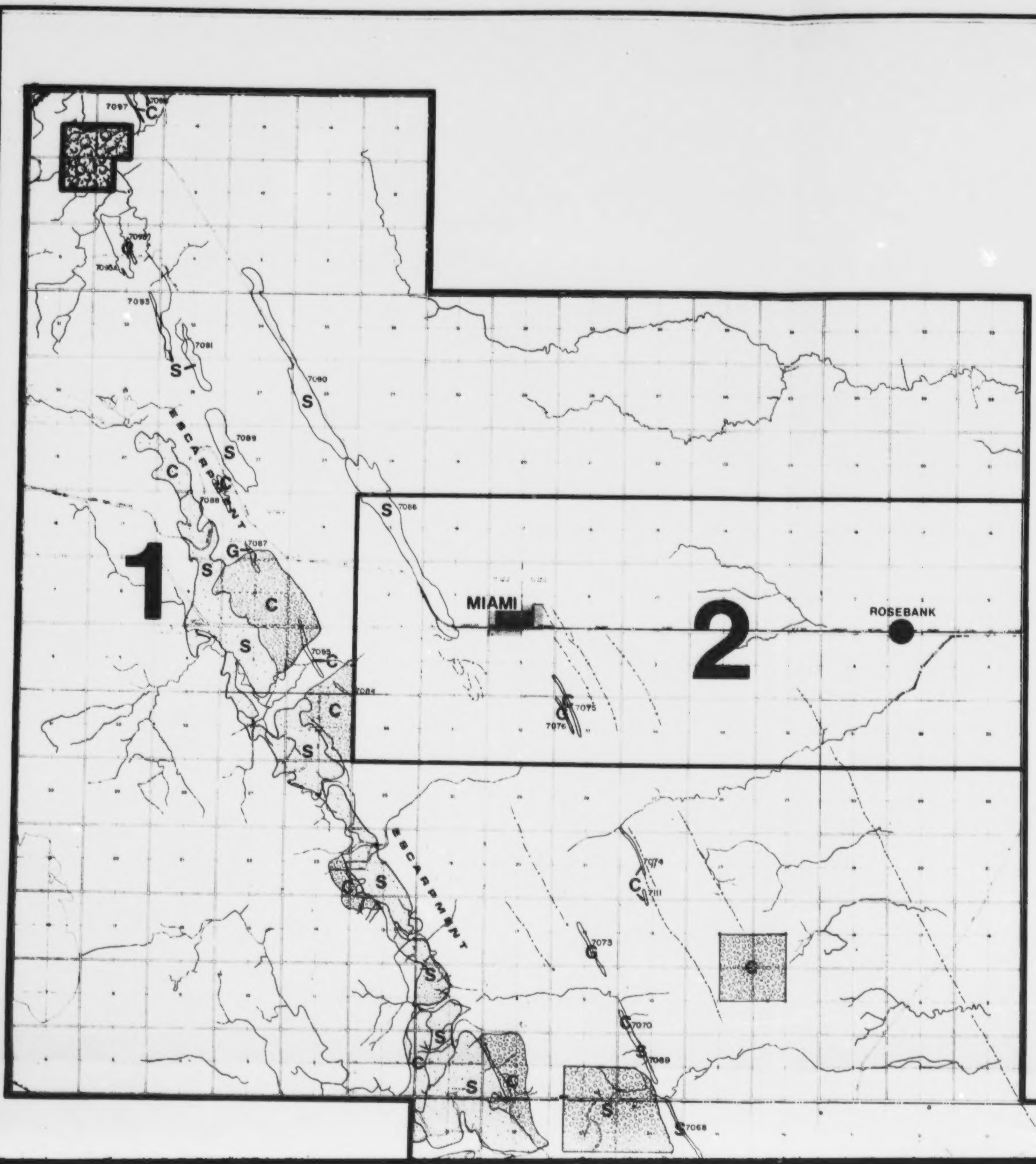
*Policy 7* *All proposals for the use and development of land surrounding Lake Minnewasta shall ensure compliance with the following priority concerns:*

*a) First priority shall be given to the protection of the quality and the quantity of water available for the use of residents and businesses in Morden and the surrounding area.*
*b) Second priority shall be given to the protection and enhancement of the recreational value of the Lake for the use and enjoyment of all residents of the region.*

*Policy 8* *In order to preserve the quality of the Lake Minnewasta water supply the following guidelines are established:*

*a) no subdivisions shall be approved within 1200 feet of the ordinary high water mark of the Lake, as generally designated "environmental reserve" on Land Development Map No. ST-2 and as generally designated "open space" on Land Use Map No. M-7;*
*b) within this "environmental reserve" or "open space" area building on existing lots shall be approved only where a minimum site area of 5 acres is available or where connection can be made to municipal sewer and water services; and*
*c) the removal of tree cover, the establishment of intensive agricultural operations and other activities which may diminish the natural amenity or the quality of water in the Lake, shall be regulated by Municipal By-law.*

# **MSTW** Development Plan


1
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MIAMI
ROSEBANK
ESCARPMENT
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7070
7069
7068
S
C
G

**LEGEND:**

| | |
|---|---|
| 1<br>2 | Agriculture areas |
| ● | Rural settlement centres |
| ▨ | Urban centres |
| ▨ | Parks and recreation areas |
| ▨ | Agri-Commercial area |
| ▨ | Environmental Reserve |

**RESOURCE POTENTIAL**

| | |
|---|---|
| 7024 | Sand and gravel deposit |
| | Buried sand and gravel |
| ▨ | Shale (aggregate) |
| ▨ | Bentonite |
| S | Stop |
| C | Caution |
| G | Go |

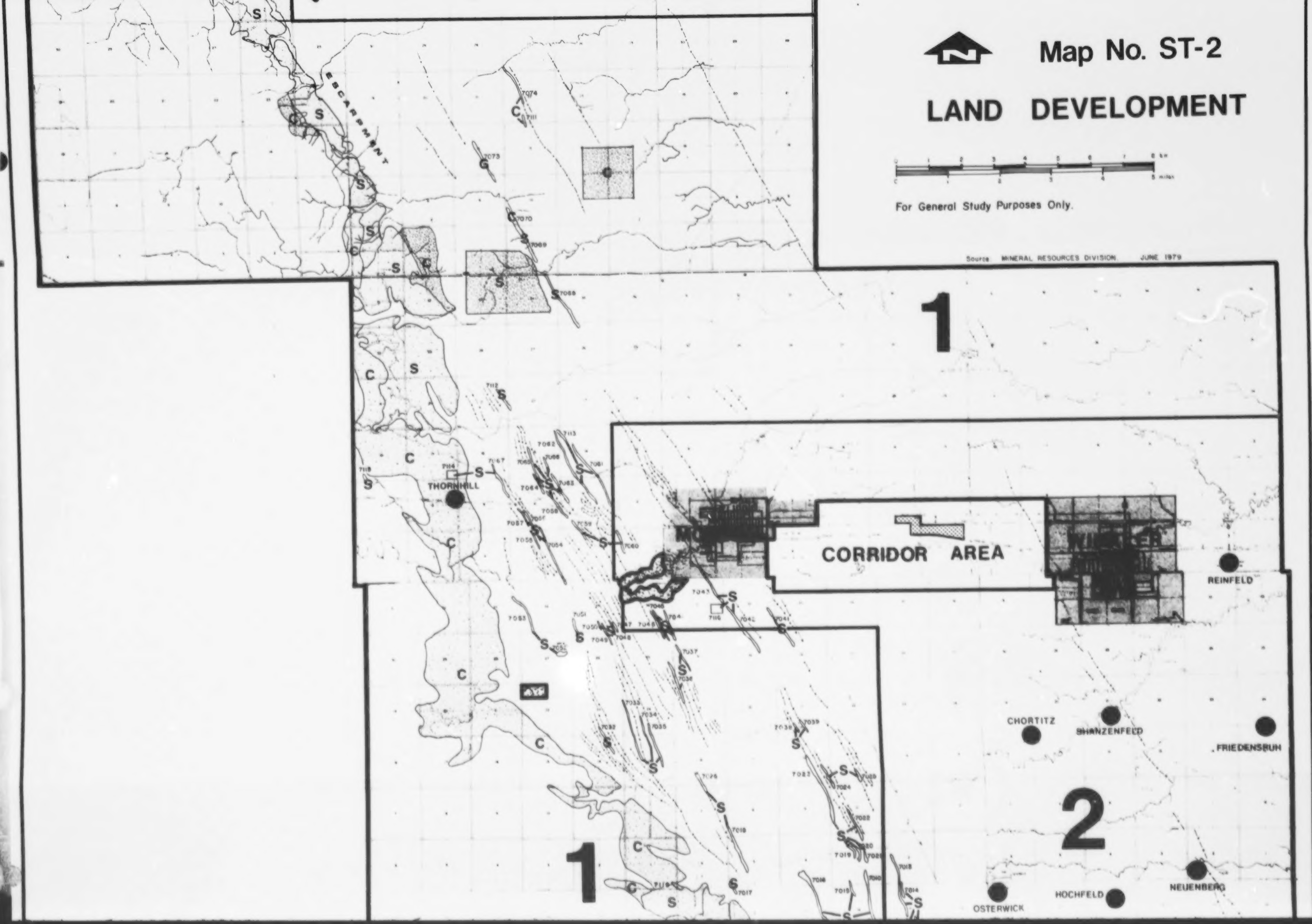
# Map No. ST-2

# LAND DEVELOPMENT

0 1 2 3 4 5 6 7 8 km
0 1 2 3 4 5 miles

For General Study Purposes Only.

Source: MINERAL RESOURCES DIVISION. JUNE 1979

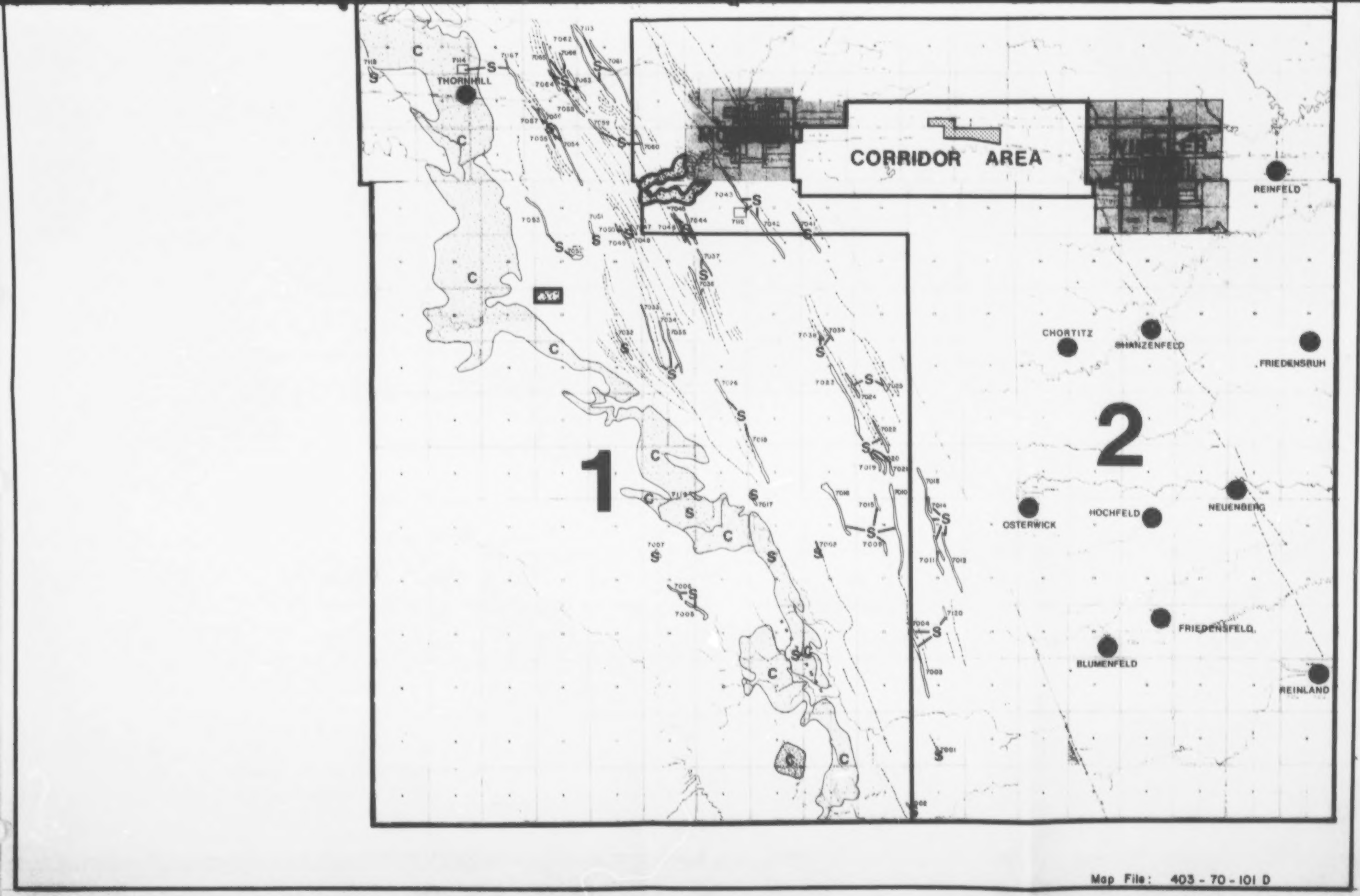

ESCARPMENT
1
CORRIDOR AREA
THORNHILL
REINFELD
CHORTITZ
SHANZENFELD
FRIEDENSRUH
2
OSTERWICK
HOCHFELD
NEUENBERG
1
S
C
G
0 1 2 3 4 5 6 7 8 km
0 1 2 3 4 5 miles

Map No. ST-2

LAND DEVELOPMENT

For General Study Purposes Only.

Source: MINERAL RESOURCES DIVISION. JUNE 1979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OSTERWICK
HOCHFELD
NEUENBERG
FRIEDENSFELD
BLUMENFELD
REINLAND
C
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Map File: 403 - 70 - 101 D

# PART IV - THOMPSON

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# OVERALL DEVELOPMENT GOALS

Part I, Part IV & Part VI of the M.S.T.W. Development plan apply to the Rural Municipality of Thompson. All development within the R.M. of Thompson shall conform to the Goals, Objectives and Policies contained in these parts.

## INTRODUCTION

Part I of this plan provides a background summary of the M.S.T.W. Planning District together with an explanation of the purpose of a Development Plan, the adoption and amendment procedure, the format which has been used and definitions of terms used throughout the plan. Part I also contains overall development goals for all municipalities in the Planning District. It is therefore essential to be familiar with Part I in order to understand the development directions of each municipality.

This part of the M.S.TW. Development Plan consists of a set of Goals for the overall development of the R.M. of Thompson plus a series of 9 components each containing certain Objectives & Policies to guide that particular aspect of community development.

The GOALS which follow are intended as long range aims toward which development shall be directed. They identify the major areas or components of development concern.

Each component in this part of the plan contains one or more OBJECTIVES which present more specific short range procedures or actions to be taken.

These objectives are supported by POLICIES which establish a definite course or method of action selected from alternatives and in the light of given conditions in the District to guide and determine present and future decisions by Council.

## DEVELOPMENT GOALS FOR THE RURAL MUNICIPALITY OF THOMPSON

Thompson is an agricultural municipality and it is the intent of this part of the plan support this view of the municipality. The following goals are adopted for the development of the R.M. of Thompson.

| | |
|---|---|
| Goal 1 | To preserve prime agricultural soils, to maintain the viability of existing agricultural units and to protect and enhance agriculture as the dominant land use of the municipality. |
| Goal 2 | To preserve and enhance the wildlife, mineral and water resources of the municipality for the benefit of all residents. |
| Goal 3 | To protect the safety and well being of people and property from any natural hazard areas. |
| Goal 4 | To provide for the safe and efficient movement of people and goods throughout the municipality. |
| Goal 5 | To provide for limited rural non-farm residential development which will not be in conflict with existing or prospective agricultural or urban areas and which will not burden municipal tax payers with unreasonable costs. |
| Goal 6 | To provide for the orderly growth and servicing of existing villages. |
| Goal 7 | To develop public and private institutions necessary for the well being of residents in Thompson. |
| Goal 8 | To preserve the historical and the natural resources of the municipality and to develop facilities which are suitable for the recreational use and enjoyment of all residents. |
| Goal 9 | To make available a wide range of municipal services for the use of all residents. |
| Goal 10 | To implement the Goals, Objectives and Policies of this plan in a manner which most effectively meets the needs of the residents of the municipality. |

# AGRICULTURE

This component identifies three principal agricultural concerns. The first (Policies 1-5) is the general protection and management of agricultural resources. The second concern deals with the subdivision of agricultural land. Subdivisions for agricultural purposes (Policies 6&7) are accepted as are certain non-agricultural subdivisions (Policies 8&9) where they will not interfere with agricultural production. The only exception to these Policies is certain subdivisions for family purposes (Policy 10). All of these subdivisions are guided by certain standard considerations (Policy 11). The final concern identified in this component is the proper development of livestock operations (Policy 12).

The designation of all land uses in the R.M. of Thompson starts from the premise that this is an agricultural municipality and the use and development of land should foster its agricultural capability. Other non-agricultural uses such as residences, retail sales or industries are a necessary and integral part of the land pattern but they will maintain a supporting and complementary role to the main use which is agricultural production.

*Objective 1* — *To protect agriculture as the dominant land use and to ensure that where non-agricultural uses are permitted they are compatible with and preserve this agricultural priority.*

The preservation of farming activities and the preservation of prime agricultural land is given the highest municipal priority. To achieve this, land will be preserved in parcels which are large enough to allow a full range of agricultural practices where agriculture is presently the dominant land use.

*Policy 1*

*Agriculture is the dominant land use in the R.M. of Thompson. The preservation of prime agricultural land, or lower class land on which agricultural uses are dominant, and the fostering of the agricultural industry will be given the greatest priority and all development proposals shall be evaluated in light of this policy.*

The phrase "Prime Agricultural Land" refers to class 1,2 and 3 soils as defined by the Canada Land Inventory and interpreted as such by the Manitoba Department of Agriculture.

The R.M. of Thompson is fortunate in that its agricultural land is relatively free from fragmentation and there are few conflicts with the basic agricultural character of the the municipality. The only exceptions are the settlements at Miami and Rosebank which, due to their population concentrations, may require protection from certain, more intense or offensive agricultural practices. For this reason a distinction is made between agricultural uses adjacent to Miami and Rosebank and those in the rest of the municipality.

*Policy 2*

*In order to provide for the better management and protection of agriculture in the R.M. of Thompson, land is divided into two areas reflecting the influence of the population concentrations on nearby agricultural activities.*

*a) Agricultural Area No. 1, as identified in Land Development Map No. ST-2, is intended to provide for agricultural uses which are relatively free from conflict with population concentrations.*

*b) Agricultural Area No. 2, as identified in Land Development Map No. ST-2, is intended for those agricultural activities which can function with a minimum of conflict with the population concentrations in Miami and Rosebank.*

*Policy 3*

*Agricultural Area No. 2 shall act as a buffer around Miami and Rosebank where agricultural uses which may conflict with these residential concentrations shall be refused or restricted in a manner which will resolve the conflict.*

*Policy 4*

*Small scale industries may operate in conjunction with a farming operation provided only family members are employed and provided the agricultural character of the area is not diminished.*

Of the range of agricultural activities carried on in Thompson some, such as cereal cropping, require prime soils for maximum production while others, such as grazing, can operate effectively on poorer quality soils. Similarly, different agricultural activities require different practices depending in part on the quality of the soil, topography, drainage, etc.

*Policy 5* *Council shall support the use of prime agricultural lands for those activities, such as crop production, which most benefit from the best soil conditions and shall encourage good agricultural practices aimed at increasing current production and maintaining the long term capability of the soil.*

Although growth has been slow it is important that Council, and the residents of Thompson, give careful consideration to the long term implications of fragmented agricultural land. Smaller parcels of good land can be farmed, however modern farming practices make the economic viability of such parcels increasingly difficult. Farmers must retain the option of expanding and diversifying an operation in response to market demands and modern technology. This option is reduced every time farmland is divided and every time the number of residences, both farm and non-farm, increases.

*Objective 2* *To preserve the overall agricultural capability of farming units in the municipality.*

Agricultural land may be subdivided for agricultural purposes and such subdivisions will retain the character of the surrounding area and not significantly vary the existing average parcel size. It is recognized that some agricultural operations do not require large holdings and these may be accommodated provided they maintain the agricultural character of the area.

*Policy 6* *Subdivision of land for agricultural purposes in Agricultural Area No. 1 and Agricultural Area No. 2 shall not be permitted where it may have the effect of reducing the capacity of a farm unit to diversify and expand or where it may severely alter the agricultural character of an area.*

*Policy 7* — *Certain specialized agricultural uses, such as apiculture, nursaries, horticulture, livestock and like activities, may not require parcels as large as the average holding in the surrounding area. Such agricultural parcels may be permitted provided they do not have any adverse effect on established agricultural uses in the area.*

Policies 6 and 7 deal with the subdivision of land for agricultural purposes. The underlying principle of these policies is the preservation of the character and the viability of the municipalities agricultural lands. There are two additional types of subdivisions which, although not agricultural in nature, can be accommodated in agricultural areas with minimal effect on surrounding uses. These are the subdivision of a farmstead and the subdivision of a parcel which is determined to be unworkable for agricultural purposes.

*Policy 8* — *Subdivision of an existing farmstead from the remainder of the farm may be permitted:*

*a) for the purpose of providing a home for the retiring farmer; or*
*b) for the disposal of a farmstead no longer required as part of a farm unit.*

*Lots created under this policy should not be wasteful of agricultural lands. Lots should be large enough to comply with environmental regulations but should not exceed approximately 10 acres in area.*

*Policy 9* — *Where, due to the shape or location of a parcel, it is determined that the land is an unworkable parcel and that it cannot be operated as an economical agricultural unit or as an accessory to the main agricultural use, a subdivision may be considered. In considering such a subdivision the applicant shall be required to show that:*

*a) the new use is located so as not to create restrictions on existing or potential livestock or poultry operations;*
*b) the new use will not restrict agricultural cropping practices such as working fields, spraying crops, harvesting crops, and operating irrigation equipment;*
*c) the new use will not significantly inflate adjacent agricultural land values;*
*d) the new use will not burden agricultural land with the cost of constructing and maintaining municipal services unrelated to agricultural uses.*

The type of subdivision identified in Policies 6,7,8 and 9 shall generally be the only subdivisions permitted in agricultural areas since these can be accommodated without diminishing the long range agricultural capability of the municipality. However, it is recognized that the family has a special connection with the ownership of land and that any regulation of land should make special provisions to accommodate the family situation.

*Policy 10* *Council may grant minor variations to regulations of a Zoning By-law which are adopted pursuant to Policies 6,7,8 and 9 of the Agricultural component of this part of the Plan for the subdivision of agricultural land by an owner who wishes to transfer a parcel to his/her son or daughter for the purpose of providing a seperate parcel which will be farmed by the son or daughter.*

*Policy 11* *Any division of land in an agricultural areas, for agricultural or residential purposes, shall give due consideration to the following:*

*a) that the provision of services (roads, drainage, school busing, police, fire protection, or other local services) is not unduly difficult or expensive;*
*b) soils and drainage conditions are suitable for proper siting of buildings;*
*c) a sufficient potable water supply is available;*
*d) an adequate and safe means of sewage disposal can be installed;*
*e) there will be no harmful or detrimental impact on adjacent agricultural activities.*

Livestock operations are an integral part of an agricultural area yet they can, if not properly located or managed, conflict with surrounding uses or nearby villages or towns.

*Objective 3* *To provide for the development or expansion of livestock operations in a manner which protects residents from the undesirable effects of such activities.*

*Policy 12*

*Council shall establish criteria for the use and development of livestock operations, within Agricultural Area No. 1 or within such limits as are established in a zoning by-law. These criteria should identify:*

*a) the size of operations permitted;*
*b) the manure management and disposal systems which may be utilized; and*
*c) the seperation or buffering from adjacent conflicting land uses.*

*Existing livestock operations in this area shall be allowed to continue however, new or expanded operations shall be permitted only as conditional uses subject to the said criteria.*

# NATURAL RESOURCES

This portion of the plan deals with policies for the management of three aspects of the natural resources of Thompson. These are: wildlife; minerals; and water resources. Each of these resources is evaluated in detail in the M.S.T.W. Planning District Background Reports entitled:

1. Wildlife
2. Gravel & Quarry Mineral Resources
3. Groundwater Resources.

## WILDLIFE

Thompson in not a municipality which is rich in wildlife habitat yet the wildlife which is available and its benefits to the community warrent policy consideration. The remaining wildlife habitat includes large areas of the escarpment, woodlots, creeks and drains, marshes and even abandoned road allowances. The wildlife in these areas offers several benefits to Thompson.

- examples of native Manitoba wildlife are conveniently available for residents to study and observe;
- hunting for deer, turkey, grouse & some waterfowl provides recreation and a source of food as well as bringing revenue into the area from outside hunters;
- trapping, though limited, is a source of revenue for some residents;
- control of insects & rodents.

Economic necessity may dictate that wildlife must take second place to agricultural uses but natural lands with limited development value should be identified and protected.

*Objective 1* *Wildlife in the R.M. of Thompson shall be preserved by protecting significant wildlife habitat areas.*

Significant wildlife areas are those parts of the municipality which have sufficient tree and vegetation cover to offer shelter and a food supply to a wide range of animals. In Thompson the greatest threat to these areas is the clearing of tree to expand farms. In many cases economic necessity dictates such an expansion, however, wildlife is an important resource of the municipality and where such clearing may involve sloped areas or poorer quality soil and where the benefits to agriculture may be questionable, then the preservation of wildlife habitat should take precedence.

*Policy 1* *The retention of tree cover on woodlots, unused road allowances and on municipal lands having low agricultural capability, shall be encouraged as a means of maintaining natural wildlife habitat areas.*

*Policy 2* *The clearing and/or drainage of natural environment areas shall be regulated by requiring a development permit.*

*Policy 3* *The re-establishment of tree cover through public works, private initiative and co-operative programs between private owners and the government shall be encouraged.*

It has been argued that there is no tax incentive to encourage the preservation of natural areas and also that wildlife has been know to damage crops and otherwise impose a burden on nearby farm operations.

*Policy 4* *Council and the Board shall investigate and where feasible support a reduction of assessment on natural wildlife areas.*

*Policy 5* *Government programs, such as compensation for wildlife damage to crops, supplimentary deer feeding, managed hunting, biological investigations, etc. to reduce wildlife imposition on private land, shall be encouraged.*

## MINERALS

Mineral resources in Thompson include some bentonite and shale but the principal resource is sand and gravel. It is important because of its role in road construction and other development projects and the value of having local deposits available. All scarce or valuable resources must be protected and developed to their full potential

*Objective 2* *To ensure that aggregate material and economic minerals continue to be available to local and provincial needs at reasonable costs through the efficient use and protection of these resources. Furthermore, to integrate aggregate and mineral extraction into the overall land use planning process to minimize impact on neighbouring uses and to allow optimum use of land underlain by non-renewable resources.*

Areas known to contain high quality aggregate or other mineral deposits are clearly identified and described in the background study entitled "Gravel and Quarry Mineral Resources". These areas are identified on Land Development Map No. ST-2 and are designated "stop", "caution"-or "go" according to their quality, accessibility and local demands. Development in these areas or in other areas suspected of containing valuable mineral deposits will be guided by these policies.

*Policy 6* *Development proposed on any of the mineral deposits identified on Land Development Map No. ST-2 shall be regulated as follows:*

*a) uses, such as residential subdivision lots, highways or utility corridors, which may prevent the economical extraction of deposits, should not be allowed in "stop" areas;*
*b) development proposals in "caution" areas shall demonstrate that deposits are either uneconomical or unnecessary to meet local needs;*
*c) development shall be permitted in "go" areas unless it is known that these deposits are necessary to meet local needs.*

*Policy 7* *Land use within an appropriate distance of an active or proposed mine or quarry site shall be regulated to provide a suitable buffer zone.*

*Policy 8* *Proposals for aggregate or other mineral extraction shall be regulated in municipal land use by-laws as a "conditional use" subject to conditions identified by Council pursuant to the policies contained herein.*

The removal of gravel, bentonite or any other mineral deposit may have an adverse effect on surrounding properties or on the quality of the environment if the extraction is not properly managed. Another point to consider in managing mining operations is that local bentonite deposits are the best local source for prehistoric fossil remains.

*Policy 9* *Appropriate provincial authorities shall be consulted in determining regulations suited to each extraction operation to promote an efficient extraction process with minimal adverse impact on other parts of the municipality.*

*Policy 10* *Musuem officials shall be consulted where it is considered that bentonite extraction may effect fossil resources.*

The final stage of a mining operation is the rehabitation of the land. Too often an exhausted deposit is simply abandoned as an ugly scar on the landscape, its unprotected and unstable side left to erode and possibly undermine adjoining properties. Instead of leaving a non-productive and sometimes hazardous pit, this land can be made productive again in a manner which conforms to the character of the surrounding area.

*Policy 11* *Developers shall incorporate into any aggregate or mineral extraction operation, programs to rehabilitate the extraction site to a state that is compatible with the adjacent landscape and land uses and not in conflict with them.*

## WATER

Water and groundwater protection is carried out by the Provincial Government under the Clean Environment Act and the Public Health Act. Groundwater development and use is regulated under the Groundwater and Well Water Act. However the use of land is under the control of the Planning District and the Municipalities and land use is the major factor in the management of this resource.

The quality and quantity of groundwater varies throughout the municipality with the greatest single source of potable water being the Miami aquifer. This aquifer is sensitive to both over use and possible pollution therefore careful management is required. Other smaller aquifers and bodies of water of various types and sizes occur throughout the District. Since good water is not an abundant resource in Thompson every effort must be made to protect the quality of these sources.

Management of surface water is essential both as a protection against flood or erosion damage and as a source of recharge to the groundwater system.

*Objective 3* *To maintain and protect all sources of potable water and to safeguard the health and safety of the residents and corporations of the municipality.*

Since the principal source of water for the municipality is the groundwater system Council will ensure that these water sources are identified and protected for the benefit of all residents. Council will be guided by but not limited to the sources identified in the Background Studies entitled "Groundwater Resources of the M.S.T.W. Planning District".

*Policy 12* *Zoning By-law regulations shall restrict development in areas that have been identified as groundwater recharge areas, surface water retention areas or water pollution hazard areas to land use which will not endanger the potability of the groundwater resource.*

*Policy 13* *Council shall consult with the appropriate provincial government authority to assist in determining the intensity and type of activity that may be permitted on groundwater recharge areas, pollution hazard areas or on and adjacent to surface water retention areas.*

*Policy 14* *Subdivision proposalsshall be rejected if the development or its related activities may endanger the potability of the water resources, or if the precautionary measures taken by or proposed by the development do not sufficiently mitigate the risk of polluting the groundwater.*

One of the greatest sources of water is the spring runoff which is usually chanelled downstream by the quickest route possible and therefore of no use to the municipality. The Province has already begun to investigate the better management of these and other sources of water and the municipality should make use of this information and programs which may develop from it.

*Policy 15* *Major water sources in the municipality shall be protected and where possible support shall be given to the artificial recharge of these sources.*

*Policy 16* *Council shall promote the retention of runoff along the escarpment as an alternative source of water and as a recharge to the aquifer.*

# HAZARD LANDS

Hazard lands are those which may be subject to flooding, erosion, bank instability, land slides, subsidence or other similar dangers which threaten the health or safety of residents or may result in unnecessary personal or public expenditures. The principal hazard lands in the municipality are those areas along waterways which may be subject to flooding or erosion or those low lying areas which may be inundated during spring runoff or rain storms.

The concern of this section is that development within potential hazard areas may lead to acceleration of environmental damage, interference with natural processes, public expenditure for remedial work or assistance, wasted resources and personal loss and hardship.

*Objective 1* — *To minimize personal hardship and inconvenience, adverse affects on public health, loss of life, property damage and public expenditures which may occur as a result of flooding, erosion or other natural hazards, and to establish measures to remedy these hazards.*

Any proposal for the subdivision or the development of land must be evaluated to determine potential hazards and municipal land use regulations should provide criteria for evaluating these proposal. One of the most common hazard areas is next to a waterway where flooding, erosion of the bank and the changing course of the channel create a danger for any nearby structures.

*Policy 1* — *In those areas within the municipality which are subject to flooding, erosion, bank instability, land slides or subsidence, permitted uses shall be restricted to those which can be located safely and appropriately on lands that may be subject to such hazards.*

*Policy 2* — *For waterways where flood level or erosion information is not available, the following policies shall be implemented:*

*a) Development shall generally not be permitted within the meander belt of the waterway.*

b) Any fill, deposit, obstructions, excavations, storage of materials, structures or development shall be located at least 200 feet from the ordinary high water mark or a distance equal to 10 times the top width of the bank, whichever is greater.

c) Development within these limits or known hazard areas shall be permitted only where a detailed analysis of the specific site has shown that development is feasible.

Policy 3 Appropriate setbacks from waterways and waterbodies shall be established in order that the foundations of permanent structures shall not be affected by erosion, bank instability, land slides or subsidence.

Policy 4 It may not be practical or desirable for economic or social reasons to totally restrict development in all hazard areas. Development should, however, be carefully controlled to ensure that it is compatible with the risks, and that the hazard has been eliminated or protected against. Where such exceptions are made the following criteria should be applied:

a) Development shall not adversely alter, obstruct or increase water flow, flood velocities or flood stages.
b) There shall be no added risk to life, health or safety.
c) All structures and services shall be protected against damage and shall be functional under hazard conditions.
d) Activities such as dumping, excavation and clearing, which would accelerate or promote damages, arising from causes such as erosion or bank instability, shall be prohibited.
e) Natural tree and vegetative cover shall be preserved to reduce erosion.
f) Potential damages to any permitted open space uses shall be minimal under hazard conditions.

As well as ensuring that construction takes place away from hazard lands or that the hazard is protected against, Council must also ensure that development or any other activity does not create or aggravate a hazard in another area.

Policy 5

Any use of land which may be considered hazardous shall be subject to the following:

a) No activities which adversely alter, obstruct or increase flow, flood velocities or flood stages shall be permitted within the areas designated as being subject to flooding.
b) Development shall not result in damage to other property through the creation or aggravation of erosion, bank instability and drainage problems.
c) The Board and the Council may require the preservation of natural vegetation cover to reduce erosion.
d) Agricultural cropping or open space recreational activities may be acceptable within hazard areas but any other uses involving a high intensity of development should be restricted.

# TRANSPORTATION

The purpose of the Municipal Transportation (roads) system is to provide for the safe and efficient movement of traffic within and through the municipality, at the least cost to the taxpayers. In order to achieve this a hierarchy of road types must be developed, each road type with a specific purpose and developed to handle certain types of traffic.

The most basic level of the municipal road network is the local road which is designed to provide access to adjacent properties. It typically carries the lowest volumes of traffic.

Major municipal roads are similar to the collectors and arterials of an urban system in that they are intended to carry higher volumes of traffic either to major destination points or onto the provincial road system. Subdivision along and access to these major municipal roads will usually be limited in order to preserve the safety and efficiency of traffic movement. Since they are a higher use road they will be better constructed, better maintained and therefore more costly than local roads. For this reason they should be placed so that each major municipal road can serve the greatest number of people.

The provincial road system, consisting of Provincial Trunk Highways and Provincial Roads, should be an integral part of the municipal road system and the Province should maintain a high standard of construction and maintenance on these roads.

*Objective 1* *To protect and facilitate the various functions of the road system within Thompson in order to move traffic safely and efficiently and to minimize the public cost of constructing, improving and maintaining roadways by proper land use planning.*

It is necessary to place stricter regulations on development along a provincial highway or a major municipal road in order to preserve their efficiency and safety and to protect the substantial public expenditures required to develop these roads.

Policy 1

Existing and proposed major municipal roads or provincial highways shall be protected by regulating the siting and design of any new development which may cause significant interference or unduly impair the present and potential capability of these routes to carry traffic safely and efficiently.

Policy 2

Where new development is permitted adjacent to major municipal roads or roads under provincial jurisdiction, traffic will be required to consolidate at major points of access in order to provide a high standard of safety to the travelling public. The major points of access to provincial highways will be established in consultation with the Manitoba Department of Highways and Transportation.

Policy 3

In areas where residential (including rural non-farm and seasonal types), commercial or industrial uses are to be allowed in close proximity to a provincial highway, the following development criteria shall be observed:

a) Strip development along the highways, whereby direct connections to the highways are continuously relied upon for providing access to abutting properties, shall not be permitted.
b) The local road or street network associated with any type of proposed development shall be designed in accordance with both the existing and planned road and street system of the neighbouring areas.
c) Where possible such developments should be located on the same side of the highways as the existing urban centre or existing compatible developments with access provided preferably via a service road, municipal road or designated provincial road.

Buildings adjacent to the municipal or provincial road systems can have an impact on the efficiency of the road system, not only because of the traffic generated but by effecting wind patterns and snow drifting. All structures or tree or hedge plantings must be set back from the road far enough to prevent snow blockage. This setback also serves to buffer residences from highway traffic noise and dust.

Policy 4

Council will ensure that adequate setbacks of buildings and shelter belts are maintained from all road allowances and intersections.

The Department of Highways would prefer to see no increase in the storm flows in the highway ditch system. However, if this is unavoidable a cost sharing development agreement to accomodate runoff may be necessary. In any event, drainage improvements should be able to accomodate development of the entire area planned to be developed within a reasonable period of time.

*Policy 5* *Satisfactory storm drainage shall be provided to service any development adjacent to the provincial highway system or the major municipal road system.*

The principal focus of the municipal road system is to provide an effective transportation system serving the greatest number of people at the least cost. Unfortunately uncontroled development has produced scattered pockets of rural non-farm residential development. It is difficult and expensive to provide proper services to this type of development, yet these residential concentrations are frequently the most vocal in demanding better services.

*Policy 6* *Municipal roads which are not of all-weather status shall not be upgraded at Municipal expense to provide improved service primarily to rural non-farm residential areas.*

*Policy 7* *The major municipal roads of the R.M. of Thompson shall be those identified on Transportation Map No. ST-1.*

# RURAL RESIDENTIAL

Rural non-farm residential offers an option to the traditional urban or farm lifestyles. It expands the housing types which are available to residents of the municipality and it may allow a more efficient use of land which cannot be effectively used for agricultural purposes.

The R.M. of Thompson has experienced little pressure from rural non-farm residential development, however it is apparent that this is a lifestyle option which is being chosen by more people. Experience has shown that rural non-farm residential concentrations, if poorly located and developed, can burden the municipality with significant additional costs:

- smaller holdings generally increase the cost of land;
- increased land costs will increase assessment and the tax burden on nearby farmers;
- rural residential concentrations frequently generate demands for improved and costly municipal services;
- population concentrations in rural areas have, in some cases, resulted in restrictions being placed on certain farm practices and intensive agricultural activities; and
- rural non-farm residential holdings result in the loss of valuable agricultural lands and other resources.

Rural non-farm residences, as the name implies, are developed by those who are seeking a rural lifestyle but who generally have no direct connection with the farming industry. Incomes are usually derived from nearby towns and holdings are large enough to allow privacy and a rural setting but small enough to keep down land costs and taxes.

Rural non-farm residences are viewed as an acceptable lifestyle choice provided they will not restrict agricultural or urban development, prevent the optimum use and development of the municipalities resources, nor place any unreasonable financial burden on other residents of the Municipality.

*Objective 1* *To provide for rural non-farm residential development which maintains a healthy living environment and which does not burden the municipality with unreasonable servicing and maintenance costs nor interfere with the growth of the agricultural industry and the expansion of urban areas.*

**Rural non-farm residential growth should be viewed as seperate and distinct from urban or farm growth. A new rural residential development should never form what may be considered a settlement nor should it be planned as an evolutionary step toward the growth of an existing town or village. It should be complementary to and not in competition with existing urban centres and integrate with the rural areas in a manner which will cause the least disruption of agricultural production.**

**The following policies establish criteria by which subdivision for rural non-farm residential purposes will be evaluated. Specific areas for these residences are not defined in this plan. Instead rural non-farm residential zones shall be established in the zoning by-law and designated according to these criteria.**

*Policy 1* *A district or districts shall be established in a Zoning By-law to provide for the appropriate use and development of land in agricultural areas for rural non-farm residential purposes. In establishing regulations and in determining the location for rural non-farm residential development, Council and the Board shall be guided by the following considerations. Rural non-farm residential development:*

*a) should not interfere with or restrict nearby agricultural production, including livestock operations, or other established land uses;*
*b) should be located on only lower class agricultural lands;*
*c) should ensure that a potable water supply is available and that a safe sewage disposal system can be installed;*
*d) should not be located adjacent to Miami or Rosebank or be developed in a manner which may restrict future growth of these centres;*
*e) should ensure that all parcels have access to an all weather municipal road and that access to major municipal roads or provincial highways occurs via a lower class municipal road and not generally by direct connection;*

*f) should not be located in areas which are prone to flooding, erosion or other hazards to life and property; and*

*g) should occur in a manner which does not damage wildlife habitat areas or restrict access to aggregate resources.*

Scattered rural residences appear throughout the municipality and are now recognized as established uses. However, in order to ensure that new rural residential proposals are evaluated according to the criteria of Policy 1 and to ensure that surrounding property owners, who may be affected by these new developments, are given an opportunity to comment, the proposed areas shall be rezoned for rural non-farm residential uses prior to development. In this way it will be acknowledged that the land is being removed from effective agricultural production and the zoning map will serve to advise nearby farmers of the presence of a pocket of residences which has received the approval of Council.

*Policy 2* *Individual rural non-farm residences or rural non-farm residential parcels existing prior to the adoption of this plan will be considered conforming uses or parcels in the zoning by-law. Any new rural non-farm residential development shall occur only in those areas designated for that use in a zoning by-law.*

# URBAN DEVELOPMENT

The Village of Miami and to a lesser extent, the community of Rosebank, are service centres for the surrounding agricultural lands. In addition they serve as retirement communities for some Thompson residents. Both communities show very slow growth rates and the pattern of development has been compact and easily serviceable. Miami is accepted as the principal urban centre of Thompson with Rosebank playing a secondary service role.

This portion of the plan provides policy direction for residential, commercial and industrial growth as well as general urban development policies.

## GENERAL URBAN POLICIES

Rosebank is a small community with little growth pressure and future patterns of land use will depend on development demands. Therefore this plan identifies no specific pattern of uses at this time but rather proposes policies by which to evaluate development in the best interests of the community. Miami has an established land use pattern which is recognized and supported by this plan. Future, urban growth must compliment this pattern as well as conforming to the development policies which follow.

*Objective 1* *To provide for the orderly growth of areas for work, commerce, and living in a manner which permits the greatest use and enjoyment of the land and which encourages the economic development of appropriate services.*

In order to minimize the cost of municipal services to urban areas, and to strengthen the established service centres, urban growth will be directed to Miami & Rosebank and will be managed in a compact and easily serviced manner.

*Policy 1* *Miami and Rosebank are the service centres for Thompson and no other service areas shall develop in competition with these centres. Miami shall maintain the primary service role.*

*Policy 2* *In order to permit the economic expansion of existing municipal services or the economic construction of new services and the preservation of high quality agricultural land, only those developments which support orderly and compact growth shall be permitted. In Miami development shall be permitted only where a gravity connection can be made to the existing sanitary sewer system if this is at all feasible.*

*Policy 3* *The creation of new building lots in or adjacent to Miami or Rosebank shall only be permitted where it is possible to expand all available municipal services to the proposed development.*

*Policy 4* *Future development shall be confined to the North side of P.T.H. #23 and the C.N.R. rail lines with the exception of limited expansion of the existing highway Commercial development south of Miami.*

*Policy 5* *Rural non-farm residential development shall not be permitted within 2 miles of Miami and Rosebank.*

## RESIDENTIAL

Due to the concentrated nature of urban development, even in small communities such as Miami & Rosebank, land uses must be well co-ordinated to ensure that residential areas are attractive and healthy places to live enjoying the full range of available municipal services.

*Objective 2* *To permit the fullest use and enjoyment of all urban amenities in residential areas and to ensure that these areas are suitably buffered from any adverse effects created by concentrations of commercial and industrial development.*

*Policy 6* *Residential development shall be seperated or buffered from incompatible industrial or commercial uses.*

Existing residential areas of Miami will be encouraged to infill vacant lots and residential expansion will be directed to two areas as identified in the Miami Land Use Map No. T-2. In order to maximize the use of municipal services and to avoid the wasteful use of prime agricultural land, expansion should occur next to the developed areas and avoid "leap frog" type developments.

Policy 7 — Residential development in Miami shall be limited to those areas identified in Miami Land Use Map No. T-2 . The area identified as "Residential Expansion Area No.1" shall be substantially occupied before servicing and development are permitted in "Residential Expansion Area No. 2".

Policy 8 — Buildings of unique historical or architectural value to the community or the Province shall be identified to the appropriate Provincial agency. Application of this policy shall not be confined solely to residential buildings.

Policy 9 — Mobile homes shall be located in properly developed, serviced and landscaped mobile home parks or subdivisions.

## COMMERCIAL

Commercial development in Miami & Rosebank serves the entire municipality as well as these communities. A wide variety of commercial services which are accessible to residents and convenient to use, adds greatly to the economic well being and the general quality of life of the community. These policies are intended to promote the orderly development of these services.

Objective 3 — To encourage a diversity of Commercial development in Miami and Rosebank in a manner which best serves the needs of the residents of these communities and the rural areas of Thompson and which will complement established land use patterns.

Thompson, because of its low population, does not have the variety of commercial service types which are necessary in larger urban centres. This plan provides for community commercial development to be centrally located in the two service centres, and highway commercial, to be located on P.T.H. #23 at Miami.

Policy 10 — In Rosebank, commercial development shall be located in a manner which is conveniently accessible to pedestrians and vehicle traffic and which supports a unified commercial section of the community.

Policy 11 — Commercial development in Miami shall be located in those areas identified in Miami Land Use Map No T-2 .

*Policy 12* *Highway oriented commercial activity should continue to locate on the South side of P.T.H. #23 at Miami where large sites are available. Such development shall have restricted access to P.T.H. #23 and P.R. #338.*

*Policy 13* *The main commercial area of Miami, near Norton Avenue and Third Street, shall develop in as compact a manner as is feasible for the convenience of shoppers and the conservation of land.*

## INDUSTRY

Industry in Thompson primarily complements the existing agricultural activity. It provides stable employment opportunities and increases the tax base. However, industrial development also has the potential of interfering with the use and enjoyment of land by residents and the production of harmful environmental side effects.

*Objective 4* *To direct industrial development to those areas which can be served by existing or proposed municipal services and to encourage industry to operate in a manner which is environmentally sensitive and will permit future expansion with minimum conflict with residential or other land uses.*

*Policy 14* *Industry in Rosebank shall locate in a manner which presents the least conflict with other uses and allows convenient access to road and rail services.*

Two industrial areas are identified in the Miami land use map. The area along the C.N.R. line is suitable for smaller scale industries. The area to the east of town is divided into two industrial expansion areas. "Industrial Expansion Area No. 1" is now partly serviced and services can easily be extended to the rest of this area, therefore this area will be developed first. "Industrial Expansion Area No. 2" cannot be serviced by the existing gravity sewer system therefore development in this area, beyond the established industries, should not occur until Area No. 1 is occupied and adequate servicing is available.

*Policy 15* *Industry in Miami shall locate within those areas identified in Miami Land Use Map No. T-2 . The area identified as "Industrial Expansion Area No. 1" shall be substantially occupied before servicing and development are permitted in "Industrial Expansion Area No. 2".*

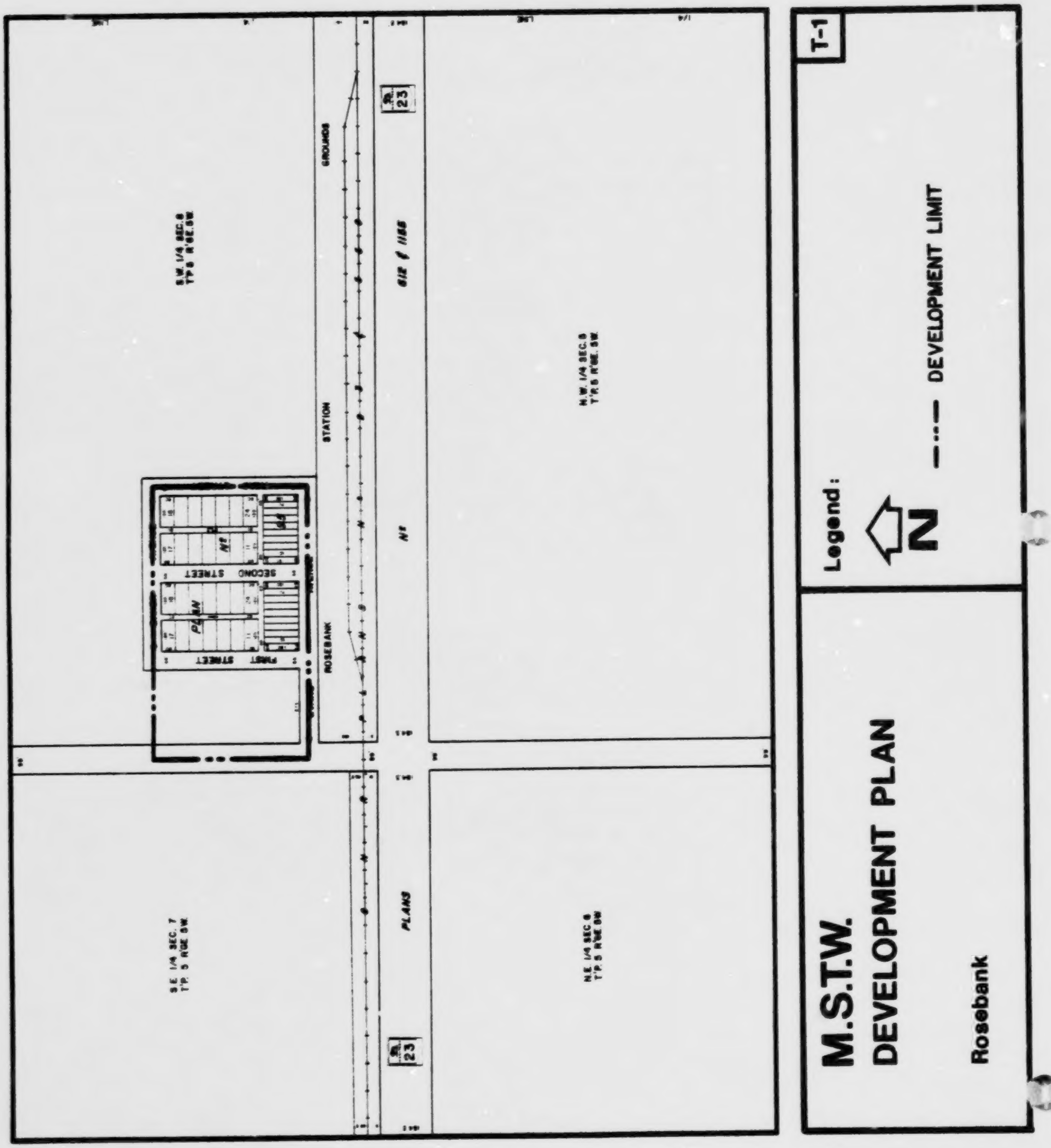
Industries occasionally include retail sales as part of their business and may desire a location in the central commercial area. This mixing of commercial and industrial uses is acceptable provided the commercial character is maintained.

*Policy 16* *Industries conducted wholly within a building may be considered in the commercial area provided they are compatible with surrounding uses.*

The safety of the general public is paramount in the location of industry. Where an industry may be hazardous, appropriate seperation and servicing will be required to minimize danger to the public.

*Policy 17* *Industries which, due to the nature of the operation or because of the type of materials handled, may present a health or safety hazard to the public, shall locate in a planned development away from residential concentrations.*

*Policy 18* *Industries developing in Miami must connect to the municipal sewer and water system or demonstrate to the satisfaction of Council that the proposed industrial activity presents no hazard to the groundwater system.*

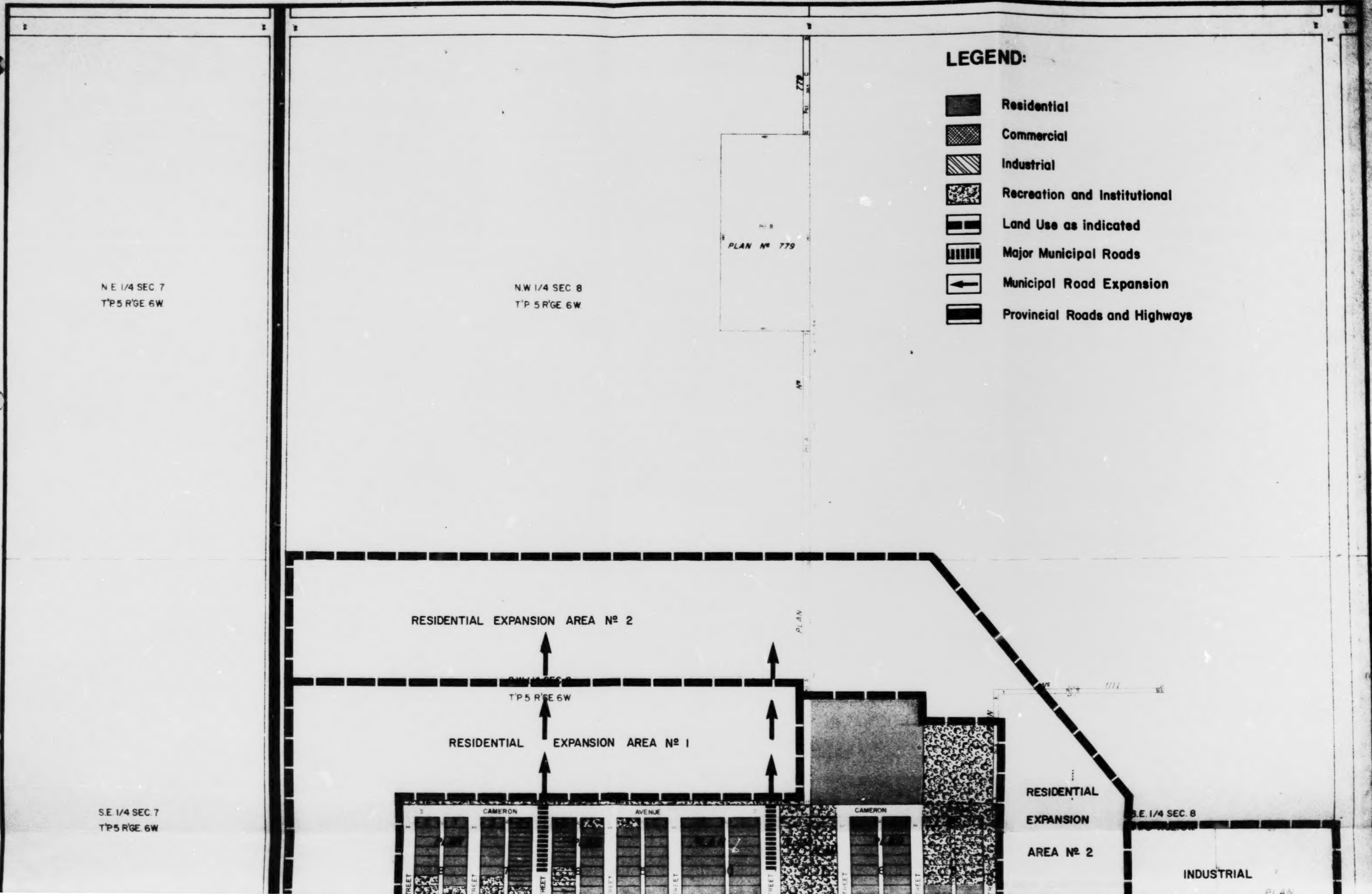


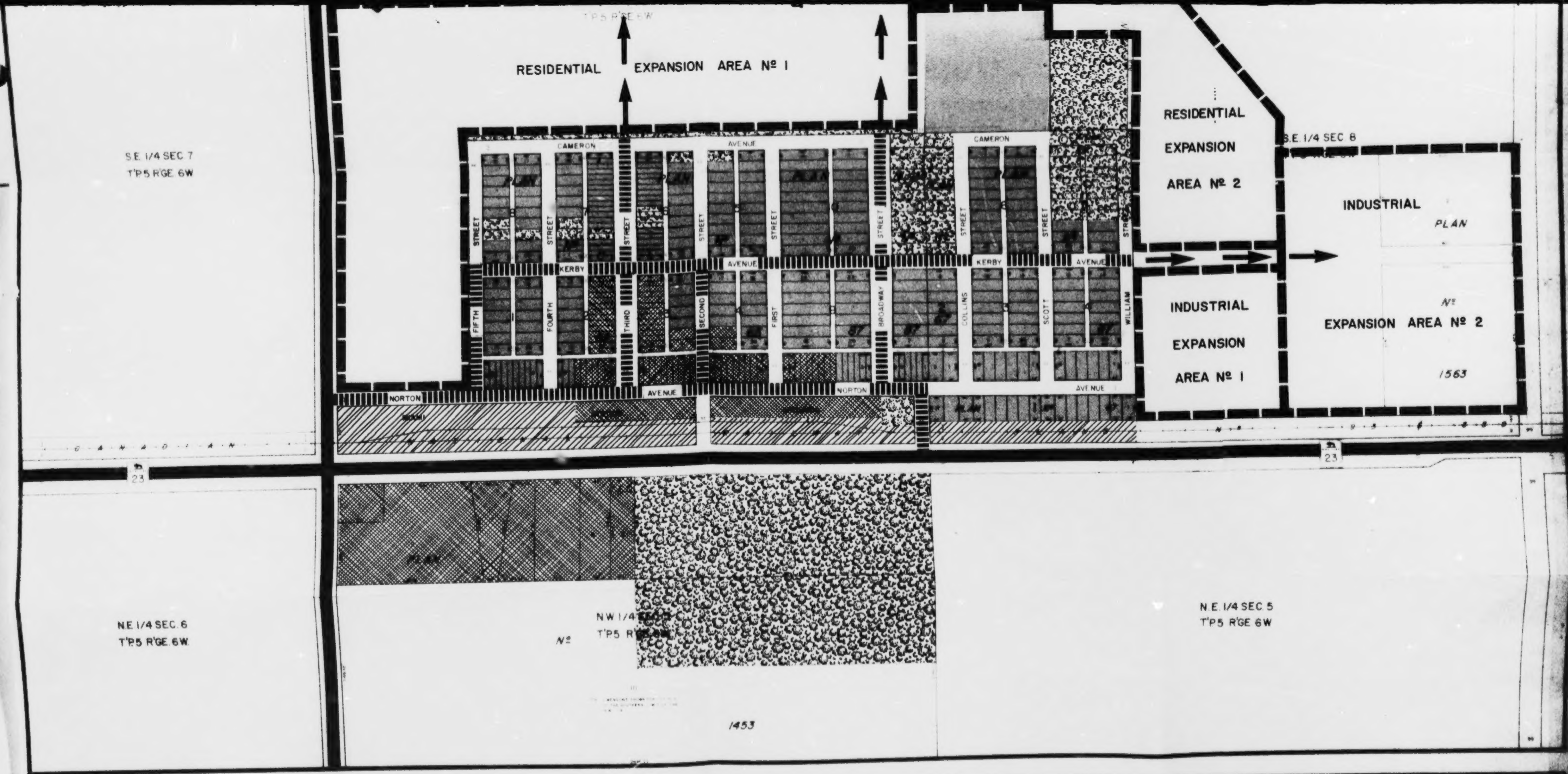
**M.S.T.W.**
**DEVELOPMENT PLAN**

**Rosebank**

**T-1**

S.W. 1/4 SEC.8
T'P.5 R'GE.5W
N.W. 1/4 SEC.8
T'P.5 R'GE.5W
S.E. 1/4 SEC. 7
T'P. 5 R'GE.5W
N.E. 1/4 SEC.8
T'P. 5 R'GE.5W
ROSEBANK
STATION
GROUNDS
FIRST STREET
SECOND STREET
PLAN
PLANS
23
23
Legend:
N
DEVELOPMENT LIMIT


LEGEND:
Residential
Commercial
Industrial
Recreation and Institutional
Land Use as indicated
Major Municipal Roads
Municipal Road Expansion
Provincial Roads and Highways
N.E 1/4 SEC 7
T'P 5 R'GE 6W
N.W 1/4 SEC 8
T'P 5 R'GE 6W
PLAN No 779
RESIDENTIAL EXPANSION AREA No 2
PLAN
T'P 5 R'GE 6W
RESIDENTIAL EXPANSION AREA No 1
S.E 1/4 SEC 7
T'P 5 R'GE 6W
CAMERON
AVENUE
CAMERON
RESIDENTIAL
EXPANSION
AREA No 2
S.E. 1/4 SEC 8
INDUSTRIAL


T'P5 R'GE 6W
RESIDENTIAL EXPANSION AREA Nº 1
RESIDENTIAL EXPANSION AREA Nº 2
S.E. 1/4 SEC 8
INDUSTRIAL
PLAN
Nº
EXPANSION AREA Nº 2
1563
INDUSTRIAL EXPANSION AREA Nº 1
S.E. 1/4 SEC 7
T'P5 R'GE 6W
CAMERON AVENUE
KERBY AVENUE
NORTON AVENUE
FIFTH STREET
FOURTH STREET
THIRD STREET
SECOND STREET
FIRST STREET
BROADWAY STREET
COLLINS STREET
SCOTT STREET
WILLIAM STREET
PLAN
CANADIAN
MIAMI
23
N.E. 1/4 SEC. 6
T'P5 R'GE. 6W.
N.W. 1/4 SEC. 5
T'P5 R'GE 6W
Nº
1453
N.E. 1/4 SEC. 5
T'P5 R'GE 6W

# MIAMI

# R.M. OF THOMPSON

For General Study Purposes Only – Dimensions and Lot Descriptions Not Necessarily Accurate

## MSTW Development Plan

## LAND USE

Map No. T-2

JULY 1981 184-70-100 A
NOV. 1979 184-107 B

200 0 200 400
SCALE IN FEET

DEPARTMENT OF MUNICIPAL AFFAIRS
PROVINCE OF MANITOBA

DATE MAR 1978 DRAWING No 184-107 A

# INSTITUTIONAL

Institutional uses are considered to be those uses which provide public or semi-public services, usually on a non-profit basis. Included are medical clinics, religious institutions, social and cultural establishments, and public buildings and property. These institutions offer a significant contribution to the quality of life of the community and they should be located to serve the greatest number of people.

| | |
|---|---|
| *Objective 1* | *To promote the development of a broad range of institutional services available to meet the needs of present and future residents of Thompson.* |

| | |
|---|---|
| *Policy 1* | *Council shall encourage the development of institutional services and will seek private and public sources of support for the widest possible range of services.* |
| *Policy 2* | *Public institutional uses may locate on any land in the municipality but they will be encouraged to locate to the best advantage of the greatest number of residents, having regard to population concentrations, accessibility, services, surrounding land uses and other policies of this plan.* |

# ENVIRONMENT, OPEN SPACE AND HISTORIC RESOURCES

This part of the plan concerns the provision of areas and facilities for the recreational use of Thompson residents. It also concerns the protection of a pleasant and healthful environment in these recreation areas and generally throughout the Municipality.

Council recognizes the essential role that recreation plays in maintaining the mental and physical health of the community. The term recreation is used in this plan in its broadest sense. It includes open areas for the enjoyment of hiking, hunting, picnics or, in urban areas, simply a green park area. It also includes arenas, curling rinks, sports fields and similar facilities for more active recreational pursuits.

The term environment is meant to include open and treed lands particularly in built up areas, and the protection of an attractive visual setting. Protection of these areas contributes to the beauty and character of the municipality and to the well being of its residents.

The presence of a natural environment and the availability of a wide range of recreation opportunities are both major contributors to the "quality of life" of Thompson.

*Objective 1* *To preserve the natural environment for its health, aesthetic and recreational values and to support the development of a range of recreational facilities for the use and enjoyment of all residents of Thompson.*

Recreation is not one of the main land uses of the municipality. It is, as has been indicated, a major contributor to the quality of life and as such recreation needs shall be considered in conjunction with any major development proposal.

*Policy 1* *Any development proposal in Thompson shall be evaluated in terms of its environmental impact and support will be given to those measures which minimize the pollution of air or water, prevent excessive noise and preserve areas of scenic or aesthetic value.*

Policy 2 — *Areas of commercial recreational value, such as skiing or hiking areas of the escarpment, shall be encouraged to develop in a manner which is complimentary to the surrounding environment.*

Policy 3 — *Parks and recreation areas particularly those identified in Land Development Map No. ST-2 shall be developed and encouraged for the use and enjoyment of both urban and rural residents of Thompson.*

**Policies are identified in this plan for the protection of wildlife areas, waterways and hazard areas. These areas may be ideal for passive recreation development in addition to these other roles. For example, drainage channels and water retention areas of the escarpment may serve as wildlife habitat and multi-purpose recreation areas in addition to their role in water management.**

Policy 4 — *Multiple uses shall be encouraged in natural areas where these uses are compatible or complimentary.*

Policy 5 — *The shelter belt on the north side of Cameron Ave. in Miami should be preserved for the protection it provides to the village and for its recreation value.*

Policy 6 — *Municipally supported recreational facilities shall be located in a manner which serves the greatest number of residents.*

**The municipalities of the Planning District contain certain historical, architectural or archeological sites of local, provincial and even national value. The Historical Resources Branch of the Province of Manitoba has not as yet specifically identified these sites in M.S.T.W., therefore they will have to be at least tentatively identified in the subdivision approval process.**

Policy 7 — *Where any subdivision or development is proposed on a site which has been identified by the Historic Resources Branch of the Province of Manitoba as having significant historical, architectural or archeological value, or where Council or the Board suspects that this may be the case, such subdivision or development shall be referred to the Historic Resources Branch for their comment. No development will be permitted which may endanger these resources.*

# MUNICIPAL SERVICES

It is one of the responsibilities of Council to ensure that all services necessary to protect the health, safety and general welfare of the community are available and that these services are provided in an effective, efficient and economical manner.

General municipal services, such as roads, management of drainage and protection of the water supply, which are applicable throughout the municipality, are provided for in the policies of other components of this plan. The policies of this component will deal primarily with the provision of services necessary to the urban areas of Miami and Rosebank.

*Objective 1* *To promote the health, safety, convenience and enjoyment of life in Miami, Rosebank and the rural areas of Thompson by developing, upgrading and extending a wide range of municipal services.*

In order to protect the health and safety of residents of Miami & Rosebank and to preserve the quality and availability of the water supply, new development in these villages will connect to existing utilities or be designed in a manner which will facilitate the installation of these services.

*Policy 1* *New development in Miami shall be directed to those areas which can economically be served by an extension of the municipal water system and all new house construction shall connect to this system.*

*Policy 2* *A municipal water system shall be installed in the community of Rosebank when such a system is requested by the residents and when it is found to be economically and technically feasible.*

*Policy 3* *New development in Miami shall be serviced by the municipal sanitary sewer system and shall wherever possible, be located and designed to avoid the necessity of a lift station or other costly facilities.*

*Policy 4* *When a water supply system is installed in Rosebank the groundwater quality shall be evaluated periodically to determine the necessity of a sanitary sewage collection system.*

*Policy 5* *The municipality will protect major storm drainage channels under it jurisdiction to ensure that they are free flowing and that culverts are of an appropriate size to accomodate anticipated runoff.*

*Policy 6* *The municipal nuisance grounds in the NE¼ 12-5-6W shall be properly maintained and fenced in order to minimize adverse affects on surrounding properties.*

*Policy 7* *The operation of the nuisance grounds will be monitored to ensure that no damage to the environment occurs. Particular attention will be given to any possible pollution of groundwater.*

Although Councils are not directly responsible for the installation of public utilities such as hydro, telephone or natural gas, they do have a direct impact on the costs of these utilities through the subdivisions and developments which they approve. Council has a responsibilitv to assist these utilities to provide the most efficient and effective service. This policy applies to the rural areas as well as to the villages of Thompson.

*Policy 8* *In evaluating and approving any subdivision design or development proposal Council will assist Manitoba Hydro, Manitoba Telephone System, Plains Western Gas and other similar public utilities, to provide their service in the most economical and efficient manner to all new developments and also to provide for the transmission of these utility services into and through the municipality.*

*Policy 9* *Plans and designs for the upgrading of the capacity of the sewage treatment facility shall be prepared and expansion or redevelopment shall take place as required and prior to the approval of any additional buildings which may add a wasteload in excess of the design capacity of the treatment system or the environmental limits established under the Clean Environment Act.*

# PART V - WINKLER

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| 5. Institutional | V-18 |
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| 7. Transportation | V-26 |
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# OVERALL DEVELOPMENT GOALS

Part I, Part V & Part VI of the M.S.T.W. Development Plan apply to the Town of Winkler. All development within Winkler shall conform to the Goals, Objectives and Policies contained in these parts.

## INTRODUCTION

Part I of this plan provides a background summary of the M.S.T.W. Planning District together with an explanation of the purpose of a Development Plan, the adoption and amendment procedure, the format which has been used and definitions of terms used throughout the plan. Part I also contains overall development goals for all municipalities in the Planning District. It is therefore essential to befamiliar with Part I in order to understand the development directions of each municipality.

This part of the M.S.T.W. Development Plan consists of a set of Goals for the overall development of the Town of Winkler plus a series of 7 components each containing certain objectives and policies to guide community development.

The GOALS which follow are intended as long range aims toward which development shall be directed. They establish the major areas or components of development concern.

These objectives are supported by policies which establish a definite course or method of action selected from alternatives. These policies should be interpreted in the light of the overall goals of the M.S.T.W. Planning District and the goals of the Town of Winkler.

## DEVELOPMENT GOALS FOR THE TOWN OF WINKLER

Winkler is an urban municipality which is dependant on surrounding agricultural activity for the majority of its economic activity. It is recognized that the town must expand and that this expansion will probably occupy prime agricultural lands. However such expansions will utilize all land in the most economical manner and shall consider possible effects on surrounding farming activity in addition to the traditional urban considerations of adequate seperation and buffering of conflicting uses and ensuring an efficient level of municipal services.

**The following goals are adopted for the overall development of the Town of Winkler.**

| | |
|---|---|
| *Goal 1* | *To provide for a pleasant and healthy residential environment.* |
| *Goal 2* | *To develop a full range of commercial and business opportunities for Winkler and area.* |
| *Goal 3* | *To develop stable employment opportunities and a diversified industrial base.* |
| *Goal 4* | *To provide social and institutional services which meet the needs of Winkler & district residents.* |
| *Goal 5* | *To ensure recreational opportunity for the health and enjoyment of residents and to preserve the historic and cultural amenity of the Town.* |
| *Goal 6* | *To ensure safe and efficient movement of traffic throughout the Town.* |
| *Goal 7* | *To develop a level of municipal services which is consistent with the safety and well being of the residents.* |
| *Goal 8* | *To implement the Goals, Objectives and Policies of this plan in a manner which most effectively meets the needs of the residents of the municipality.* |

# RESIDENTIAL

Residential development in this section is broadly divided into the maintenance of established areas and the growth of newer areas. Both the established and the expansion areas are noted on Land Use Map No. W7.

The neighbourhood character and the quality of life which has developed over the years in older residential areas will be protected and enhanced. Council will endeavor to maintain services in these established areas in a manner which is comparable to newer residential areas and will ensure that future residential expansion will not diminish the quality of services to established areas. Where the downtown must expand into surrounding residential areas Council recognizes the right of owners to continue to use and enjoy their homes and will, as far as possible, minimize conflicts in this transition zone.

| | |
|---|---|
| *Objective 1* | *To preserve the stability and character of older residential areas wherever this is possible and to minimize conflicts in the transition zones around the downtown area, where land is changing from residential to commercial.* |

New residential areas require an extension of existing municipal services, such as sewer, water and roads, from adjacent established neighbourhoods. Unless these extensions have been properly planned for, services in the established neighbourhoods may be reduced by overloading the sewage system, excess demand on the water supply, increasing traffic flows to a dangerous or disruptive level or otherwise straining municipal services. Residential expansion must not take place at the expense of established residence.

*Policy 1* *The design of new residential subdivisions shall ensure that there are no adverse effects on the quality of services in existing residential areas.*

The most visible growth of a town occurs on the outskirts, however as a town grows the land use patterns change and some established areas must give way to new uses. This usually takes place around the commercial core which must expand to meet demands but which has nowhere to go except into surrounding areas, usually residential. This is a conflict which cannot be avoided but which can be planned for so that residents know what future development will be permitted, and can be managed to allow the least inconvenience to residents in this transition zone.

*Policy 2* *A high standard of maintenance shall be encouraged for residences in any area near the downtown which has been designated for Commercial development. However, upgrading or expansion of these uses will not be supported where such expansion may prolong the transition from residential to commercial.*

The second major aspect of residential development is the growth of properly planned new residential neighbourhoods.

*Objective 2* *To ensure that an adequate supply of fully serviced land is available for the expansion of attractive, healthy and stable residential neighbourhoods and to encourage the provision and maintenance of adequate housing to meet the needs of the residents of Winkler.*

Three specific areas are designated for residential development. The established areas should be infilled where possible to make the best use of costly municipal services. Expansion areas are properly seperated from possibly conflicting uses and should be developed for the most economical extension of services.

**M.S.T.W.**
**DEVELOPMENT PLAN**

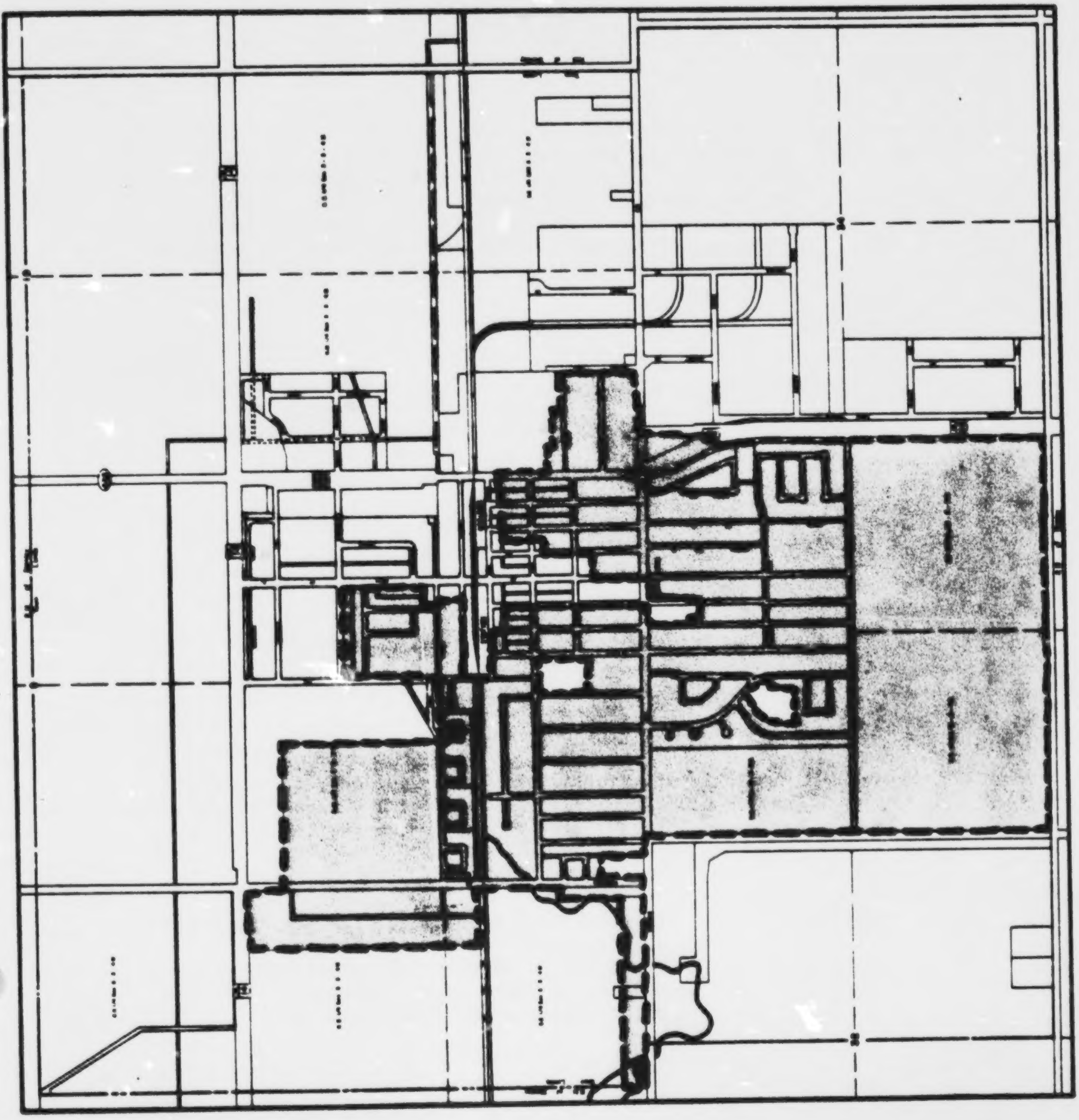
**Town of Winkler**

**Legend:**

N

**W-1**

## RESIDENTIAL -
### General Development Concept



*Policy 3* *Residential growth will be directed toward three main areas as shown on Land Use Map No. W-7. These are:*

*a) infilling of established residential neighbourhoods, and*
*b) expansion south of the developed portions of town into S½ of 33-2-4W and the NW¼ of 33-2-4W, and*
*c) expansion north and west of Grandeur Ave. into NW¼ of 4-3-4W and NE¼ 5-3-4W.*

The designation of certain areas for residential expansion indicates that, over the life of this plan, some or all of this land will be developed for residential growth. However, this growth must occur in an orderly and logical manner therefore land will only be zoned where a general design has been approved by Council, servicing to municipal standards is feasible and a need exists for this growth.

*Policy 4* *Growth of residential areas shall be staged so that each extension represents a logical growth of existing development and a supply of vacant serviced lots is maintained to meet estimated demands for the succeeding three years. Development should not by-pass land in a manner which requires the municipality to construct or maintain infrastructure services which are not being fully utilized.*

*Policy 5* *Council shall give priority to the development of those areas which are already serviced or which can most economically be serviced.*

Residential areas cannot be developed in isolation. They should ultimately form part of a planned neighbourhood taking advantage of and adding to the available services.

*Policy 6* *In evaluating any application for residential development Council will require the developer to show how the proposal will form part of an existing neighbourhood or will become part of new neighbourhood.*

The character of residential areas and the type of housing which is developed should reflect the land use patterns and population trends of the town. The need for new accommodation includes houses, apartments, senior citizens units and others. It also includes owned and rented housing in a wide range of styles and prices. The type of housing which is developed in Winkler should reflect the needs of the projected local population.

*Policy 7* *The character and location of residential areas and the type of housing and associated facilities which are developed, will be encouraged to reflect the projected population characteristics of Winkler, particularly with regard to the needs of various age groups.*

*Policy 8* *Medium and high density residential development will be encouraged to locate close to the downtown area and may be permitted where they have ready access to public open spaces or collector roads.*

*Policy 9* *Mobile homes will be permitted in designated areas within well serviced and attractively developed mobile home parks or mobile home subdivisions which complement the overall character of the surrounding residential uses.*

A business conducted in the home for extra income is called "home occupation" provided the main use remains residential and the character of the neighbourhood is not in any way altered. Under controlled circumstances home occupations are considered acceptable in a residential area.

*Policy 10* *Home occupations may be permitted in residential areas provided they are conducted only by members of the family and do not conflict with the residential character of the area.*

A senior citizens centre including housing and recreational facilities has been proposed for Winkler. This is best located in a central location where residents of the centre can use downtown services and residents of the Town can share recreation facilities.

*Policy 11* *A senior citizen housing complex shall be constructed in the downtown area to integrate with the surrounding uses.*

# COMMERCIAL

Winklers commercial services have grown over the years to meet the needs of a population far larger than the town itself. This regional service role is one which has and will continue to be actively promoted by the Council.

*Objective 1* *To develop a full range of commercial and business services to meet the needs of the Town and the region.*

The policies contained in this section identify four distinct types of commercial activity. These are: the Central Business District; Neighbourhood Commercial; Highway Commercial and a Shopping Centre District. Each is intended to meet a specific type of commercial need but the principal focus of commercial activity will continue to be the downtown area.

*Policy 1* *Council will encourage the development of Winklers commercial and business facilities in a manner which serves regional as well as local needs.*

*Policy 2* *Commercial development in Winkler will fall into one of four types:*

*a) The Central Business District (CBD): the downtown commercial and office area which offers the greatest variety of shopping and business opportunities.*
*b) Neighbourhood Commercial: a limited shopping facility located in residential neighbourhoods and intended to serve the day to day needs of nearby residents.*
*c) Highway Commercial: requires a location on a highway or an arterial road for exposure to high volumes of primarily non-local vehicle traffic.*

d) *Shopping Center District: will be a major commercial concentration but will not replace the C.B.D. as the main shopping area.*

The Central Business District (CBD) of Winkler is already a clearly identifiable part of the Town. Future development shall concentrate on supporting its central role in the commercial life of the community and creating a positive shopping and business atmosphere within the C.B.D.

*Policy 3* *The Central Business District is defined as that portion of commercial use shown on Land Use Map No.* W-7 *which lies south of the C.P.R. and is centred on Main Street.*

a) *The C.B.D. will be encouraged to develop a dual role in the community. It will be the main commercial area offering the widest selection of shopping and business opportunities and it will reflect the character of the Town and its people both to local shoppers and to visitors. Because of this important role any measures proposed to revitalize or upgrade commercial services within the Town will give priority to C.B.D. development.*

b) *Future downtown development shall establish clear boundaries for the C.B.D. and shall be designed to improved traffic flow and make shopping convenient and enjoyable for pedestrians.*

c) *A mixture of high density residential and commercial uses will be permitted in the C.B.D. where the residential development will aid in revitalizing the downtown without conflicting with the growth or operation of businesses.*

d) *Residences presently located in areas designed for commercial development as part of the Central Business District will be encouraged to maintain a high standard of appearance. However, in order not to lengthen the transition time from residential to commercial, building extensions or other major structural alterations to non-conforming residences will be permitted only with a variation order.*

# M.S.T.W.
# DEVELOPMENT PLAN

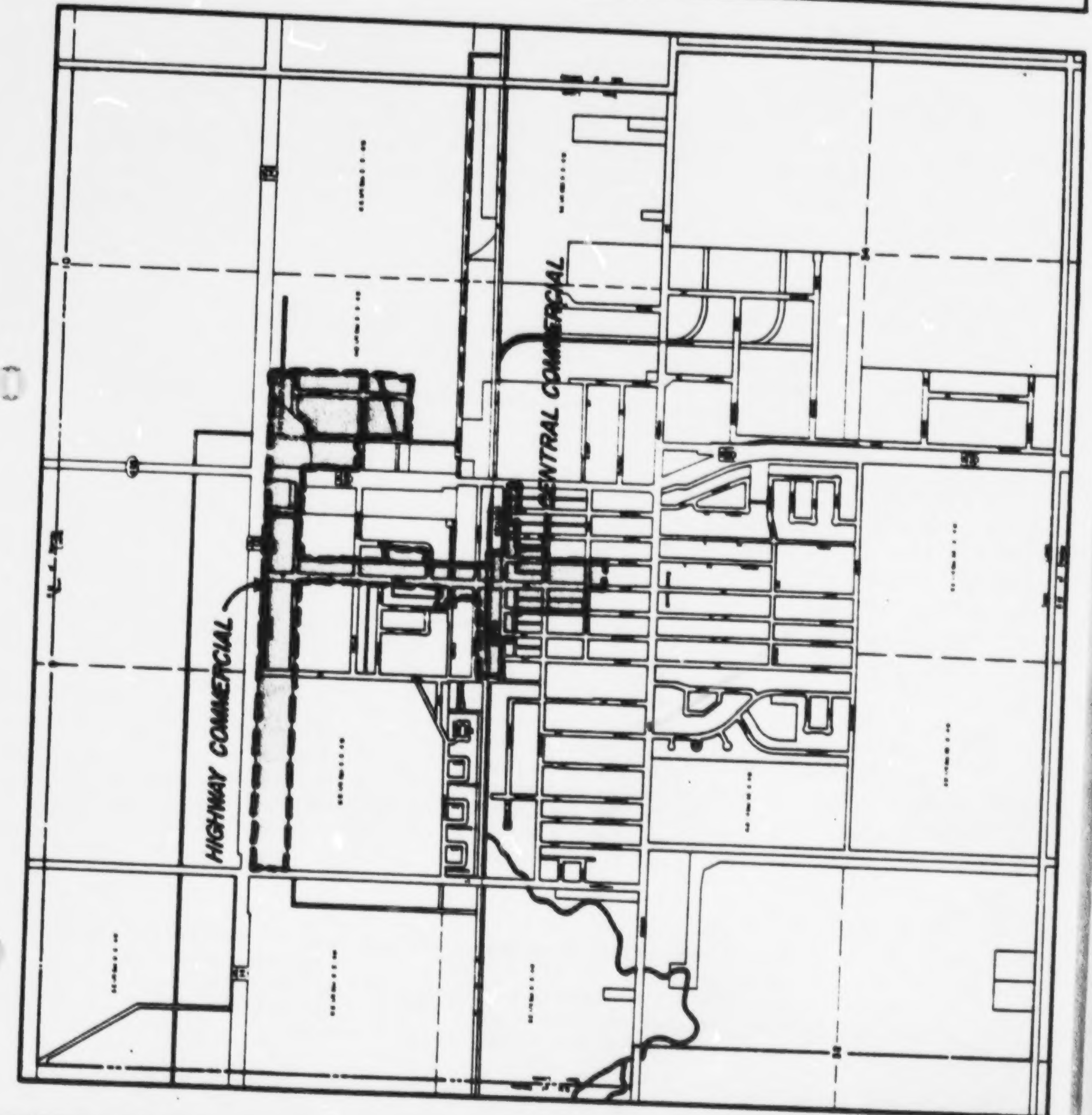
Town of Winkler

Legend:

W-2

## COMMERCIAL -

General Development Concept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CENTRAL COMMERCIAL
HIGHWAY COMMERCIAL

It must be stressed that neighbourhood commercial is intended to allow convenient access for "day to day" shopping needs such as bread, milk and other staples. Neighbourhood commercial shall not be developed in competition with the C.B.D. and shall be designed and located to create the least interference with the residential character of the area in which it is located.

*Policy 4* *Existing small convenience stores should continue to meet the needs of established neighbourhoods and a suitable location will be identified for future neighbourhood commercial in the area south of the Southview Drive. These commercial operations should be built and operated in a manner which complements the quiet character of surrounding residences and can adequately handle pedestrian and vehicle traffic.*

Highway commercial areas shall only include those businesses which, due to the nature of their service, require a highway location and cannot reasonably be located in the C.B.D. A distinction is made between highway commercial uses along PTH #14 and those along Main St. north of the CPR. Although both of these will be oriented to high volumes of traffic, the traffic along Main St. is at slower speeds and mostly local therefore the Zoning By-law will allow a broader range of uses along this strip. Care will still be taken to protect the safety and efficiency of traffic on both routes.

*Policy 5* *Future highway commercial will be encouraged to located on Main Street north of the CPR Line and along the south side of PTH #14 as shown on Land Use Map No. W-7. Expansion will occur only where services can be provided. All highway commercial development will provide access to highways or arterial roads in a safe manner and expansion west on PTH #14 will access to the highway only by means of a frontage road and shall be consistent with the policies of the Department of Highways.*

A commercial development has been proposed for the intersection of PTH #14 and #32. This commercial area will generate a considerable amount of traffic therefore the shopping area design and surrounding street pattern must facilitate the safe movement of this traffic.

| | |
|---|---|
| Policy 6 | The commercial district proposed for the south-east corner of the intersection of PTH #14 and #32 will probably serve regional needs. Access to the highway will be controlled in the safest possible manner and the design will ensure that parking and traffic patterns do not conflict with local land uses. |

# INDUSTRIAL

The main industrial area, located in the east part of Winkler, is well situated to provide for planned expansion which can avoid conflicts with residential or commercial uses. Future industrial growth will be directed to this area and services should be developed which are capable of meeting the needs of a wide range of industrial types. Some industries are now located outside of the designated industrial area. The long range goal is to relocate these industries into the industrial area. It is recognized however that correcting these situations is a long term proposition involving sensitivity to the needs of the industry as well as the needs of surrounding, possibly conflicting uses.

*Objective 1* — *To provide for the orderly growth of designated industrial areas and the development of a wide range of industrial opportunity, in a manner which ensures proper servicing, minimizes conflicts with adjacent use and protects the quality of the environment and the safety of Winkler residents.*

The few industries which are not located in the eastern industrial part of Winkler are located along the railway immediately north of the Central Business District. These industries, including chemical, fertilizer and fuel storage, present a potential conflict with the orderly development of the C.B.D. and it is therefore intended that they eventually be relocated to a more suitable industrial area.

*Policy 1*

*Industrial growth will be directed to the eastern part of Winkler as identified in Land Use Map No. W-7 . Industries now located in non-industrial areas of town will be encouraged to relocate with particular emphasis being placed on those industries which present a danger to or major conflict with surrounding uses. Where relocation is impractical at the present time interim measures will be taken to minimize the degree of conflict until the relocation can be completed. The expansion of any industry which is presently located outside the designated industrial area shall be discouraged.*

The existing pattern of land uses offers effective buffers, such as P.T.H. #32, between industrial and other, possibly incompatible, uses. Where no substantial physical buffer is possible, industries adjacent to residential or commercial areas shall be regulated in order to minimize conflicts. For example, light industries or a planned industrial park may serve as a suitable transition from heavier industries to residential areas.

*Policy 2*

*In those parts of the industrial area which are adjoining residential or commercial areas the nature of the industries or the manner of their operation shall be regulated to provide a suitable buffer between potentially conflicting uses.*

Since Winkler industries serve a market far larger than the town itself some industrial traffic can and will be channelled directly to the major highway routes so that other areas of the town are not inconvenienced by heavy traffic which does not directly serve their needs.

*Policy 3*

*Traffic generated by industries serving markets beyond the immediate area shall be directed to the provincial road system by the shortest route possible and shall avoid developed portions of the town.*

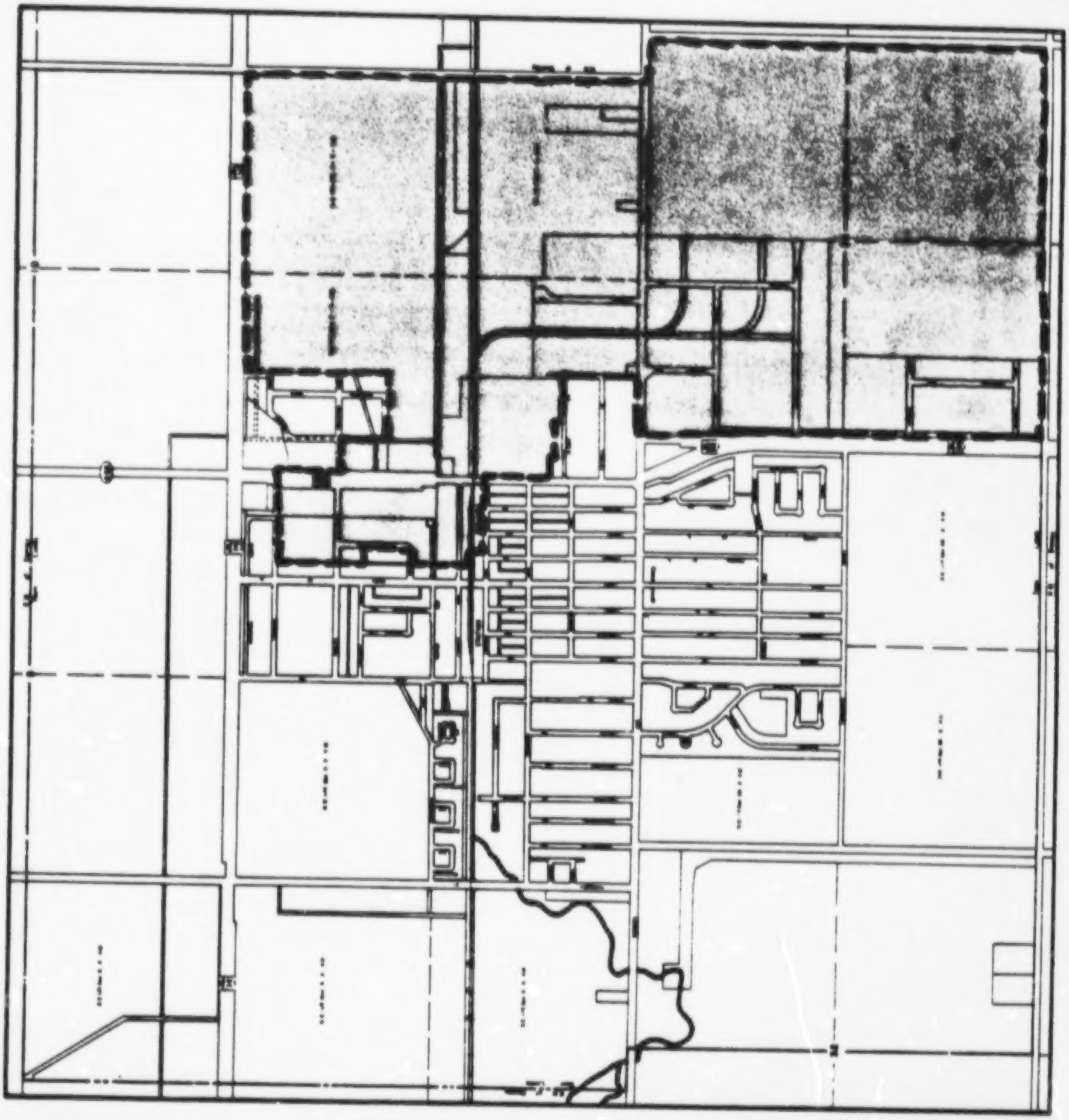
**M.S.T.W.**
**DEVELOPMENT PLAN**

**Town of Winkler**

**Legend:**

**W-3**

**INDUSTRIAL -**
**General Development Concept**



Industrial land must be developed with the full range of available municipal services so that lots are available for development. However these services must be extended in a manner which makes economical and efficient use of the municipalities resources.

*Policy 4*

*The servicing of industrial land shall be designed and staged to ensure the most economical and efficient use of municipal utilities. Priority shall be given to the development of those industrial lands already fully serviced.*

It is the responsibility of the municipality to provide a high level of servicing to all industrial areas in the same manner that services must be provided for other uses. However, there is a large fluctuation in the amount and type of services required by any given industry. Therefore, although services can be built which will meet the needs of those industries which are most likely to locate in the municipality, each new proposal must be evaluated to confirm that it will fall within the capabilities of the municipal system.

*Policy 5*

*In order to protect municipal services and to preserve the quality of the environment, new or expanding industries shall be evaluated to ensure that:*

*a) the volume of water consumption and the peak use periods will not unduly strain any part of the water distribution system;*
*b) the amount and type of wastes which are produced will not reduce the effectiveness of the municipality to collect, treat and dispose of solid or liquid wastes;*
*c) emissions, in terms of gases, noise or light, will not disrupt adjacent uses nor diminish the quality of the environment beyond the site being used; and*
*d) any alteration of topography shall not aggravate flooding problems on other lands.*

Industrial areas need not, as is frequently the case, be developed with no regard for the attractive design, landscaping and screening of storage areas. Industries locating in Winkler shall be encouraged to develop in a character and scale which will improve the general appearance of the industrial areas.

Policy 6 *Council shall encourage new industries to plan development in a manner which enhances the general appearance of industrial areas.*

The area located on the north edge of the C.B.D., on which Manitoba Pool Elevator and Pioneer Elevator are located, shall be confined to the industrial use and expansion of these businesses. In the event that Manitoba Pool Elevators or Pioneer Elevator cease their operation as grain elevators on the said area, industrial land use shall be discontinued and a transition made to other suitable land use.

Policy 7 *Further development of the industrial land located on the Park St. site of Pioneer Elevator and on the North Railway Ave. site of Manitoba Pool Elevators, shall be confined to the maintenance, operation and expansion of these businesses only and any new, non-related, industrial uses shall not be permitted to establish, which may effect nearby residential and commercial uses.*

# INSTITUTIONAL

The availability of a wide range of institutional uses is an essential part of the "quality of life" of a community and these uses should be carefully integrated into the overall land pattern of the community. Institutional uses include neighbourhood oriented institutions such as elementary schools, churches, day care and like facilities which should be accessible to the residents and complementary to the established or proposed character of the surrounding area. It also includes social and cultural institutions such as a library, theatre or hospital designed to serve local and regional needs. These should be centrally located for convenient access and designed to enhance the surrounding area and the Town in general. Institutions serve a variety of needs in the community therefore they will not be isolated in any particular zone. It is expected that they will be located with the convenience of their users in mind and they will generally be regulated only to ensure minimum interference with adjacent land uses and projected growth patterns.

*Objective 1* *To assure the availability of adequate land in appropriate locations to meet the institutional needs of the Town and the region and to ensure that institutional uses are developed in a manner harmonious to the environment and in keeping with the character of the surrounding area.*

Institutional uses intended to serve the community on a neighbourhood level must be designed to complement or improve the character of the surrounding area. These uses should be easily accessible and should not disrupt the surrounding area by their day to day operations or excessive increases in traffic volumes.

Policy 1 *Council shall encourage new neighbourhood oriented institutional facilities such as schools, churches, day care facilities and the like, to locate, with the neighbourhood area they are intended to serve in a manner that most effectively meets the need of the residents with minimum adverse impact on the environment.*

Larger institutions, such as library, hospital or live theatre, which are intended to serve the Town and the region are unsuitable for location within residential neighbourhoods because of the volumes of traffic generated. These should be in a central location or along major traffic routes and designed so that they are accessible and create the least conflict with residential areas.

Policy 2 *Social and cultural institutions which are intended to serve the needs of the Town and the region shall be located close to the downtown area or next to a main traffic route in order to ensure that these facilities are easily accessible.*

The elementary school is near capacity and must be expanded or supplimented with another school. Since the major residential expansion is taking place in the south part of Town this is the most suitable area for a new facility.

Policy 3 *A public school shall be located in the area south of Southview Drive and development of the surrounding land and street patterns shall be compatible with this institutional use.*

Policy 4 *Council shall investigate the need for and possible future location of a community theatre and concert hall.*

Policy 5 *The design of all institutional uses should be in keeping with the character of the area.*

# M.S.T.W.
# DEVELOPMENT PLAN

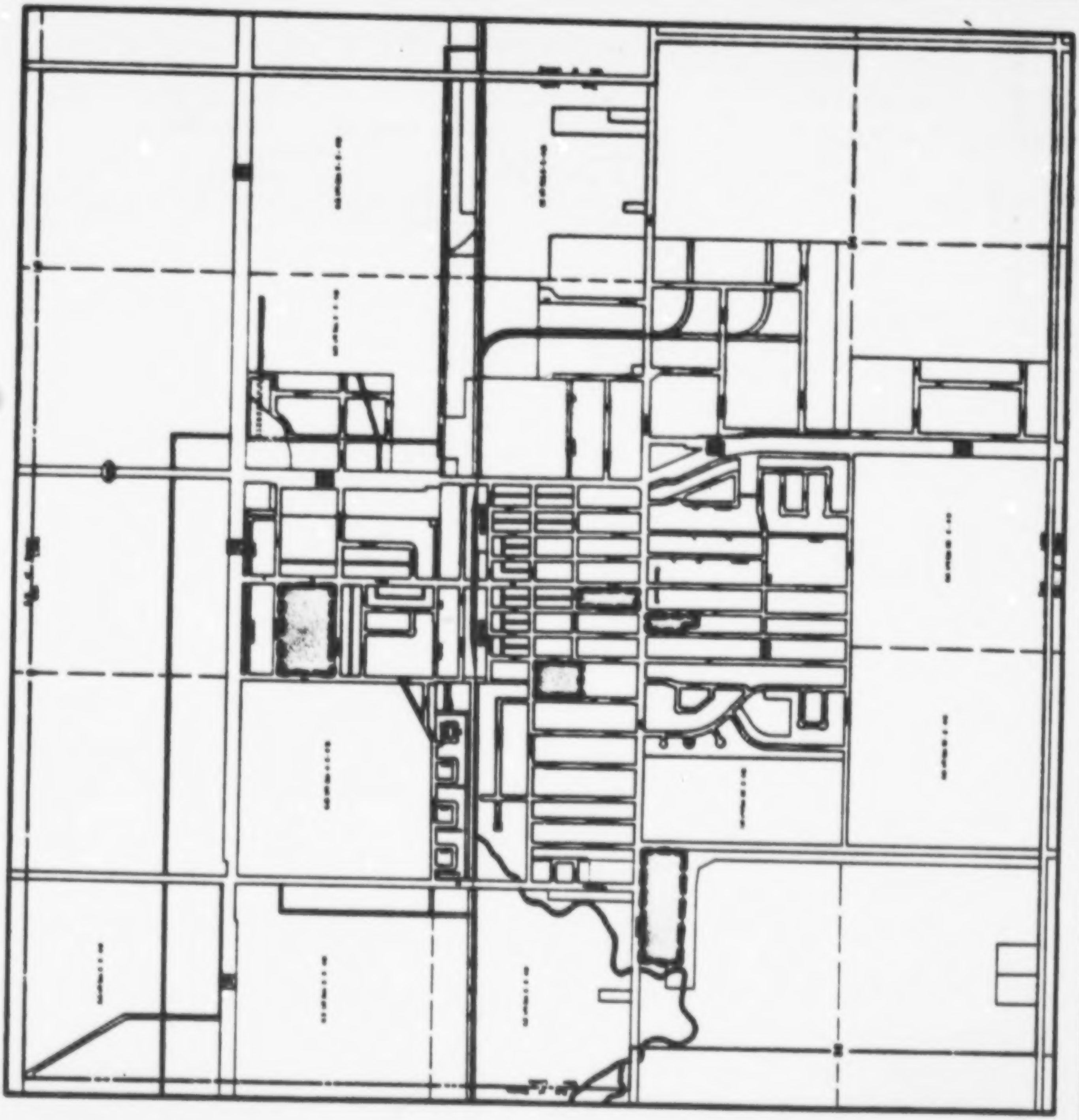
Town of Winkler

**Legend:**

W-4

## INSTITUTIONAL-

General Development Concept



Certain institutional uses are traditionally considered to be part of residential neighbourhoods because they serve the needs of that neighbourhood and do not significantly alter the residential character of the area. Other, major, institutions such as a regional hospital or college, cannot reasonably be integrated into a neighbourhood and will have a significant impact wherever they are located. These major institutions shall only be located on those sites designated in this plan for institutional uses. Neighbourhood type institutions may be permitted in any residential area.

*Policy 6* *Institutions, such as elementary schools or churches, which are intended principally to serve a neighbourhood, are considered to be an integral part of any area designated for residential uses by this plan.*

# ENVIRONMENT, OPEN SPACE AND HISTORIC RESOURCES

Recreation plays an essential role in maintaining the mental and physical health of the community. In this section the term recreation is used in its broadest sense to mean passive open areas and active facilities which are designed to serve the local neighbourhood or the community and region in general. Environment in this section is intended to refer to the maintenance of some connection with the natural, as opposed to the built environment, as illustrated by landscaped open areas and tree lined streets. In this sense environment is an important part of recreation in the community.

*Objective 1* *To preserve the quality of the environment and provide for a variety of recreational opportunities for the health and enjoyment of the residents of the town and the surrounding area.*

Open space and environment will be a fundamental consideration in any residential neighbourhood. Open spaces and treed areas must be provided in an amount which is adequate to meet the needs of local residents and in locations which are easily accessible.

*Policy 1* *The development of new residential areas shall include the following environmental and recreational considerations:*

*a) a park dedication of approximately one acre per 100 population shall be provided in a location acceptable to the Town or, where no suitable location is available, cash may be taken toward the purchase of land in another area. Where open space is dedicated landscaping shall be negotiated in the development agreement.*

*b) buffer strips may be necessary next to incompatible uses or along main roads. These are areas of trees and grass designed to provide a seperation or a visual screen.*
*c) trees shall be planted along streets in new residential areas.*

The central recreational area on Park Street shall accomodate those recreation facilities which are to be used by the whole community and the region. To meet growing needs it will eventually require expansion as illustrated in Land Use Map No. .

*Policy 2* *The Council shall promote the development of sports fields for summer recreation and the development of the central recreation complex with a wide range of facilities to meet local and regional needs throughout the year.*

The senior citizens housing project which is comtemplated for development in the downtown area should also accomodate a recreational activity centre to meet the needs of residents of the housing project and for use by the general public.

*Policy 3* *Council will support the development of an activity centre in the downtown area in association with the proposed senior citizens housing project.*

Part of the preservation of the environment involves maintaining an attractive appearance to the Town, particularly in the most visible areas such as along major transportation routes.

**M.S.T.W.**
**DEVELOPMENT PLAN**

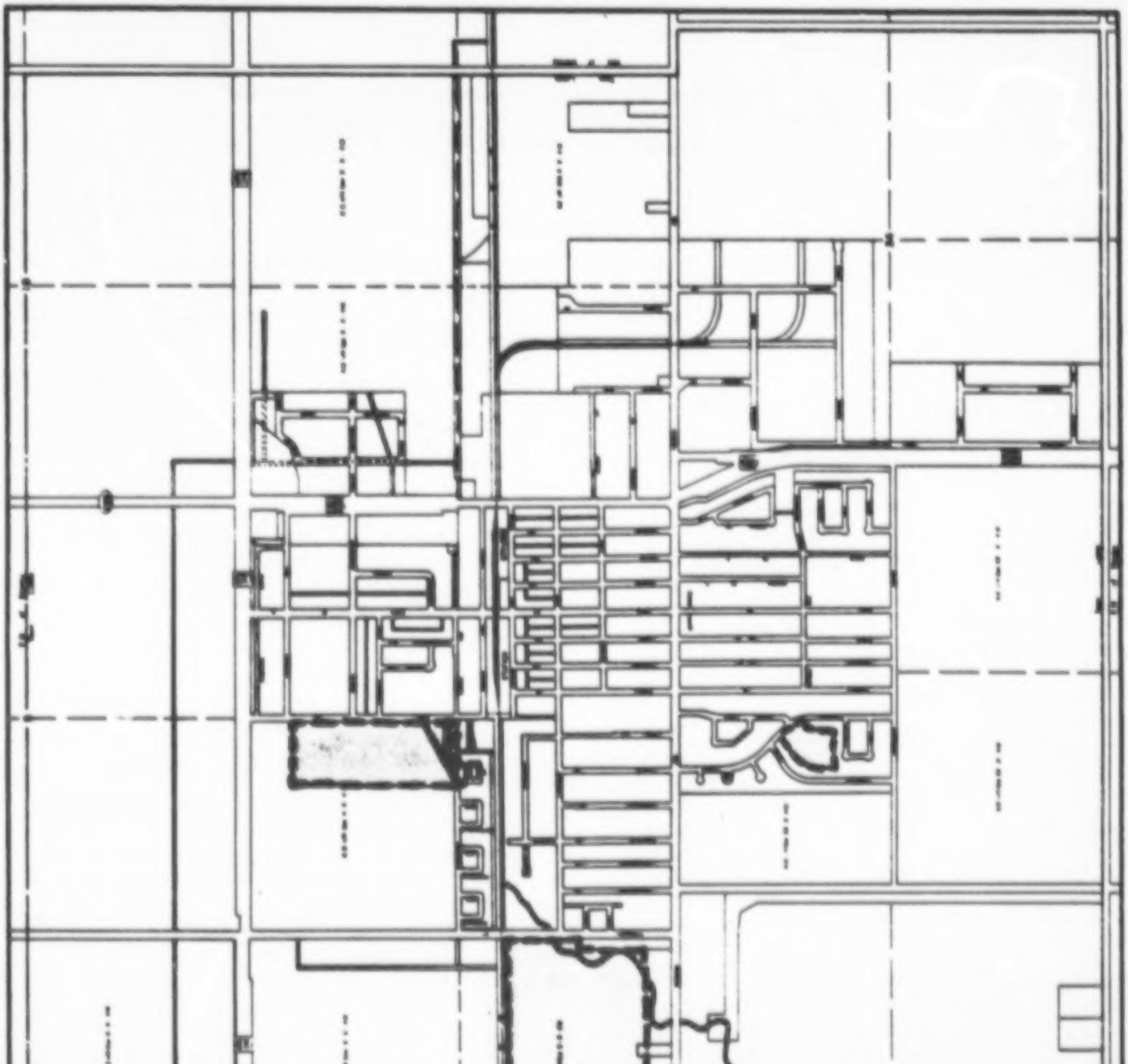
**Town of Winkler**

**Legend:**

**W-5**

## OPEN SPACE & RECREATION -

**General Development Concept**



*Policy 4* *Industries which are at highly visible locations, such as along highways or arterial roads, shall be encouraged to screen any storage areas.*

*Policy 5* *The town shall continue to plant trees along the centre boulevard of Main Street south from P.T.H. #14 to the C.B.D. as that section is converted to a divided highway.*

The major residential expansion area proposed for Winkler is in the area south of Southview Drive. This area will require the development of a neighbourhood park.

*Policy 6* *A suitable location shall be identified for a neighbourhood park in the area south of Southview Drive and the land acquired before significant development occurs in this area.*

The municipalities of the Planning District contain certain historical, architectural or archeological sites of local, provincial and even national value. The Historical Resources Branch of the Province of Manitoba has not as yet specifically identified these sites in M.S.T.W., therefore they will have to be at least tentatively identified in the subdivision approval process. Special attention should be given to the former Post Office at 584 Mountain Ave. and to the Kroeker dwelling at 237-6th St.

*Policy 7* *Where any subdivision or development is proposed on a site which has been identified by the Historic Resources Branch of the Province of Manitoba as having significant historical, architectural or archeological value, or where Council or the Board suspects that this may be the case, such subdivision or development shall be referred to the Historic Resources Branch for their comment. No development will be permitted which may endanger these resources.*

# TRANSPORTATION

The purpose of the municipal transportation system is to provide for the safe, efficient and economical movement of traffic within and through the municipality. In order to achieve this a hierarchy of road types must be developed, each road type having a specific purpose and developed to handle certain types of traffic.

Local roads will carry lower volumes of traffic and should reflect the character of the area being served. Collector roads will carry more traffic and will likely be the major roads within a neighbourhood. Arterials will carry high volumes of traffic, possibly at higher speeds and may act as boundaries between neighbourhoods.

The overall traffic system, as well as being concerned with efficiency and safety, will be designed with long range growth of the Town in mind. Those roads which are likely to require upgrading, such as from local to collector status, will, where possible, be designed for the more intense use at the time of development in order to avoid costly land acquisition and reconstruction in the future.

Downtown traffic, which is the most concentrated, will receive special attention in any development proposal to ensure that adequate off-street parking is provided, to properly seperate and buffer pedestrians from vehicle traffic and to generally improve the efficiency of the downtown road system.

In addition to concerns about the road system, the airport and the C.P. Rail Line will be encouraged to provide for the expanding transportation needs of Winkler.

*Objective 1* *To develop and maintain an economical road system which permits the safest and most efficient movement of traffic throughout the town.*

It is often difficult to clearly differentiate between local, collector and arterial roads in small communities and particularly in newer areas. Some general definitions and standards are required which can be applied to the role the roads will play when development is complete and they are being fully utilized.

*Policy 1* *Roads will be classified into three levels reflecting their role in the transportation system:*

*a) Local roads will provide access directly to property and will typically carry local traffic only. A right-of-way of approximately 60 feet should be provided.*
*b) Collector roads may provide direct access to property but this access will be more restricted than on local roads. Collector roads will generally direct traffic to local destinations or to arterial roads. A right-of-way of approximately 80 feet should be provided.*
*c) Arterial roads may include the Provincial Highways and are designed to carry high volumes of traffic to the major destination points of the town, occasionally at higher speeds than on other roads. In general strip development along arterial roads will be discouraged. The right-of-way provided should be approximately 100 feet.*

The transportation system shown on Map No. W-6 identifies the existing road system and indicates the location of future major roads. All road extensions in residential, commercial or industrial areas will be designed to conform with existing patterns and future development directions.

*Policy 2* *Future expansion to the town shall ensure that new roads will integrate with existing road systems or provincial highways in a manner which preserves the safety and efficiency of the older system.*

# M.S.T.W.
# DEVELOPMENT PLAN

Town of Winkler

**Legend:**

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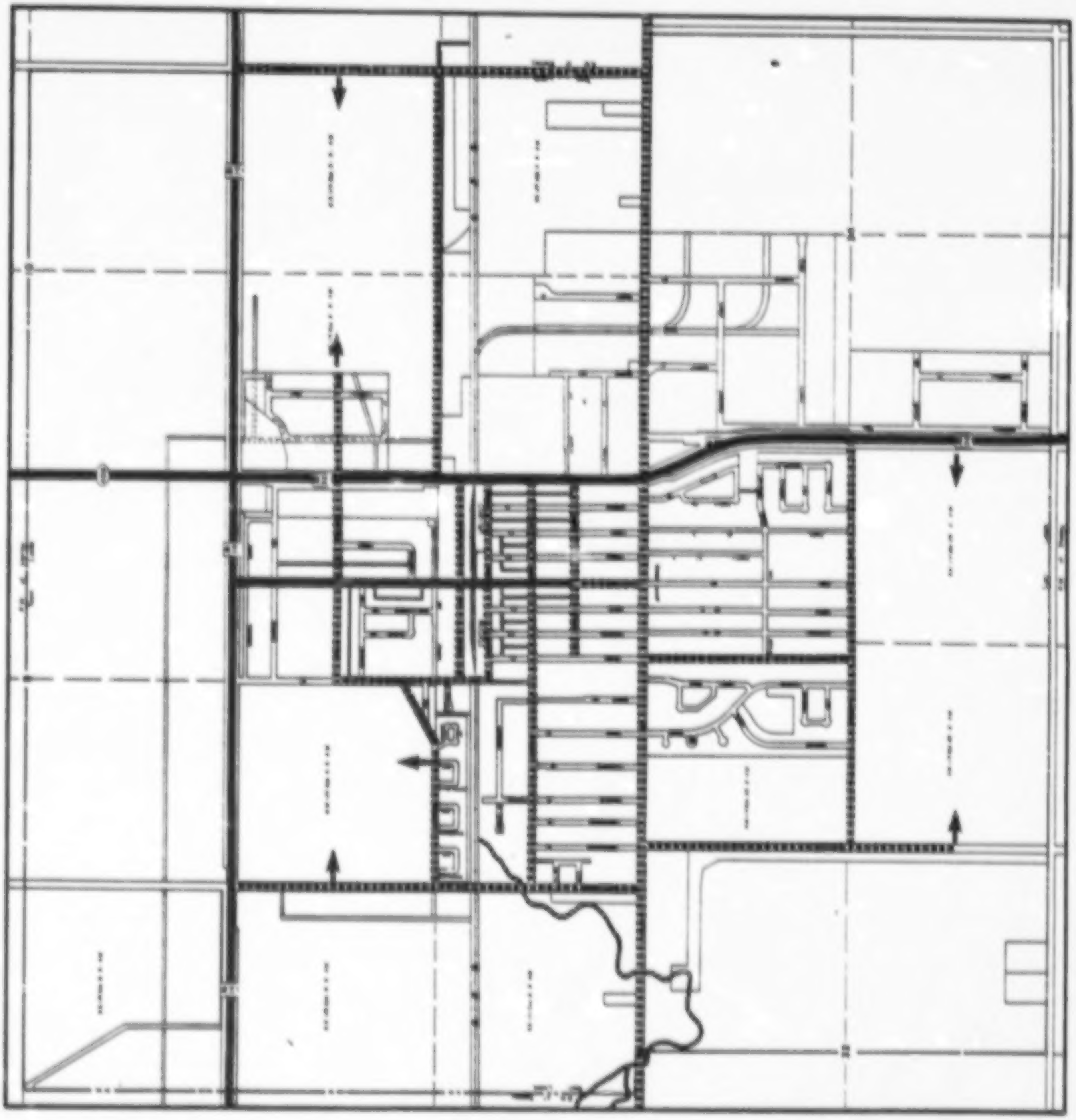
- ▬ Provincial Roads and Highways
- ▨ Major Streets
- → Future Street Expansion

W-6

## TRANSPORTATION



As traffic on Main Street increases, particularly in the downtown area, and as major intersections become more congested it will be necessary to reevaluate existing traffic control devices and possibly install a more effective system.

*Policy 3* *Council will evaluate the effectiveness of the traffic control devices at the intersection of Mountain Ave. and Main St. and the intersection of South Railway and Main Street.*

The growth of traffic volumes in the downtown area has also made it necessary to implement stricter off-street parking regulations. That is, businesses in the downtown area will be required to assist in easing traffic congestion by providing parking area to meet their needs.

*Policy 4* *Council shall require commercial establishments to provide or assist in the provision of off-street parking areas in order to reduce traffic congestion on the streets within the Central Business District. Off-street parking areas should be conveniently located and designed with safe access to abutting roads. Council will encourage the pooling of parking facilities to serve two or more businesses.*

*Policy 5* *Road designs shall consider the safety and convenience of pedestrians and shall provide for pedestrian traffic along and across road rights-of-way. The safety and convenience of pedestrians in the downtown area shall be given particular attention in any proposed upgrading of the downtown area, including crosswalks at intersections and mid block and buffers from vehicle traffic.*

At the present time P.T.H. #32 and to a certain extent P.T.H. #14 act as a buffer between residential uses and industrial or agricultural uses. This seperation is supplimented by a buffer strip of dedicated land aloug the development portions which can be extended along both of these highways.

*Policy 6* *A buffer strip shall be maintained between P.T.H.'s #32 and #14 and any future residential development.*

Airports and railways, although outside the jurisdiction of the municipality, can assist development and should therefore actively encouraged to reflect the objectives of this plan.

*Policy 7* *Council shall encourage the relocation of the present airport to a site which is suitable for the eventual development of facilities to handle commercial air traffic.*

*Policy 8* *Council shall encouraged the construction of rail spurs to serve the industrial areas east of P.T.H. #32.*

# MUNICIPAL SERVICES

It is the role of Council to ensure that all services necessary to protect the health, safety and general welfare of the community are available and that these services are provided in an effective, efficient and economical manner. These services include: the provision of a water supply of sufficient quantity and quality to meet present and projected needs; the collection, treatment and disposal of wastes; the management of surface runoff; and the provision of proper police and fire protection.

Council will ensure that these essential services are available in the established areas of the town and that they maintain sufficient capacity to meet the needs of the areas presently being served.

Municipal services are costly to construct and costly to maintain therefore Council will maximize the use of existing services before any expansion occurs. However, Council will ensure that the overall municipal services system is always capable of being expanded to service new developments.

Growth in new areas will ensure that the full range of services are developed to town standards and the town will maintain an accurate record of current consumption and remaining capacities.

Police and fire protection will be developed as the town grows in order to maintain their ability to react quickly and effectively when needed.

*Objective 1* *To provide a high level of municipal services in order to ensure maximum benefits from proper sanitation, health, and improvements to the welfare of the community and to ensure orderly community development in an economic manner.*

**The provision of safe and efficient systems for the collection and treatment of sewage and the distribution of an adequate potable water supply are two of the principal municipal services concerns.**

*Policy 1* *Development and operation of the municipal sanitary sewer system shall be subject to the following provisions:*

*a) As new areas are proposed for development an up-to-date review of the sewer situation should be made and appropriate steps taken to accommodate such development in the most efficient and economical manner.*
*b) Where new development requires the installation of major facilities, such as lift station and forcemain, these shall be placed so as to suit long term development.*
*c) Plans and designs for the upgrading of the capacity or the treatment facility shall be prepared. Expansion or redevelopment shall take place as required and prior to the approval of any additional building construction which may add a wasteload which would exceed the design capacity of the treatment system or the environmental limits established under the Clean Environment Act. Any expansion of the sewage treatment system should be compatible with existing nearby land use in the Town and in the R.M. of Stanley.*
*d) A program will be continued to record the actual pumping capacities of the existing lift stations in order to monitor their effectiveness,*

*Policy 2* *In order to develop and maintain an effective water supply system Council shall pursue the following policies:*

*a) Council will work closely with the Planning District, the R.M. of Stanley and the Manitoba Water Resources Division to ensure that the water supply source, the Winkler aquifer, remains uncontaminated and to pursue ways of increasing its water withdrawal capacity. Pursuant to this policy Council shall request that the Water Resources Division prepare a more detailed study of the capabilities of the aquifer.*
*b) Council shall investigate the feasibility of additional water storage, underground or above ground, in order to aid the fire fighting capability.*
*c) Council shall investigate the feasibility of constructing a recharge pit for the Winkler aquifer in the vicinity of the Dead Horse or Shannon Creeks.*

d) *In order to improve water flows and pressures a program shall be implemented to complete water main loops on all lines which can be feasibly connected.*

e) *A program of adding hydrants in the industrial areas and business districts as recommended by the Public Fire Protection Survey Services/Insurers' Advisory Organization Standards, shall be implemented.*

*Policy 3* *The nuisance grounds established to the northeast of town shall be operated in a manner which is convenient for the residents of Winkler, creates a minimum of conflict for surrounding residents and meets all statutory requirements for the operation of such a facility.*

*The development of the old site, within the town, shall be restricted to uses which can safely be located thereon, having regard for the production of methane gas from waste deposits.*

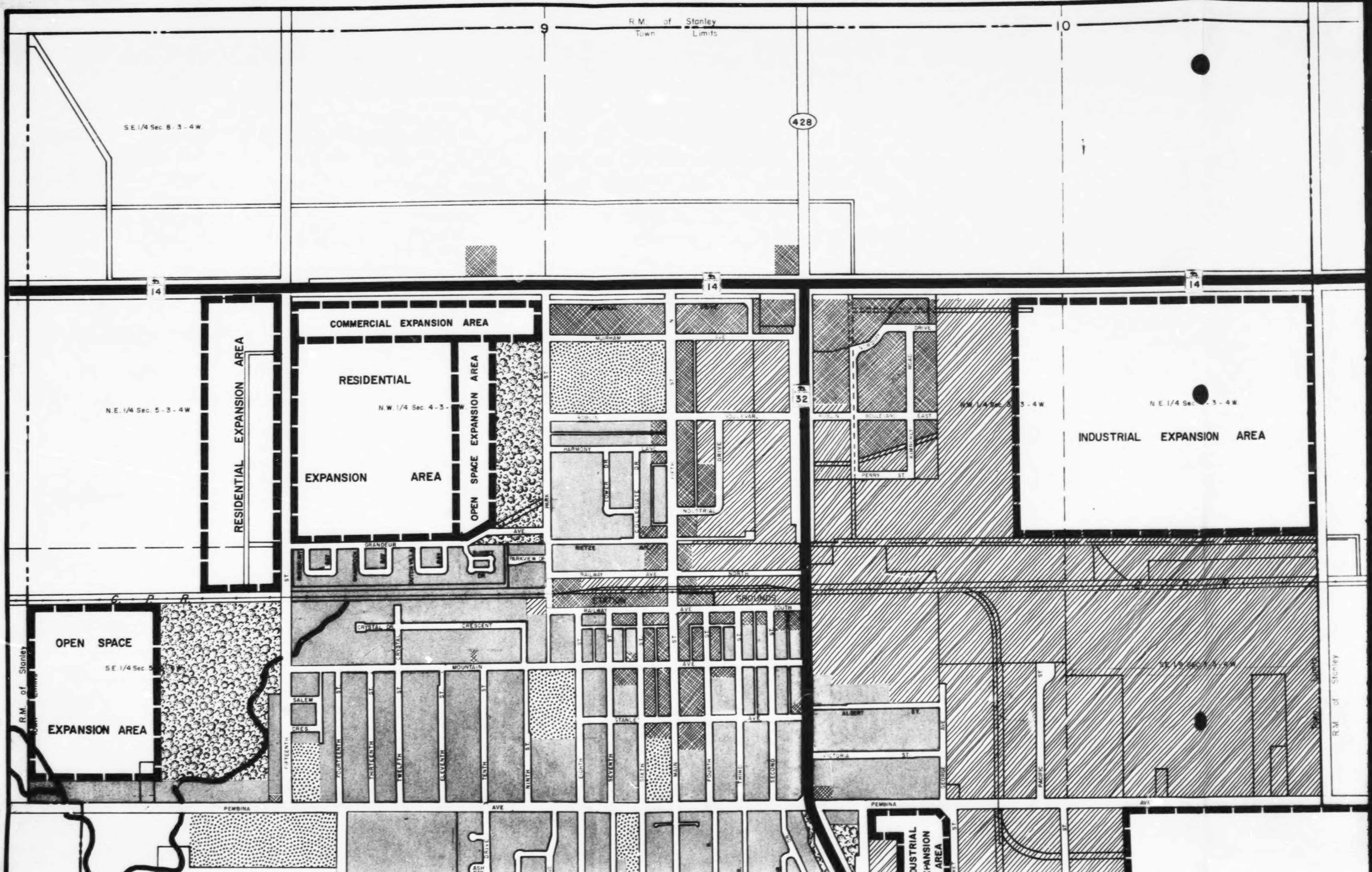
The flat topography in Winkler and the surrounding area requires that runoff be carefully managed and that future expansion is not restricted as a result of poor drainage design.

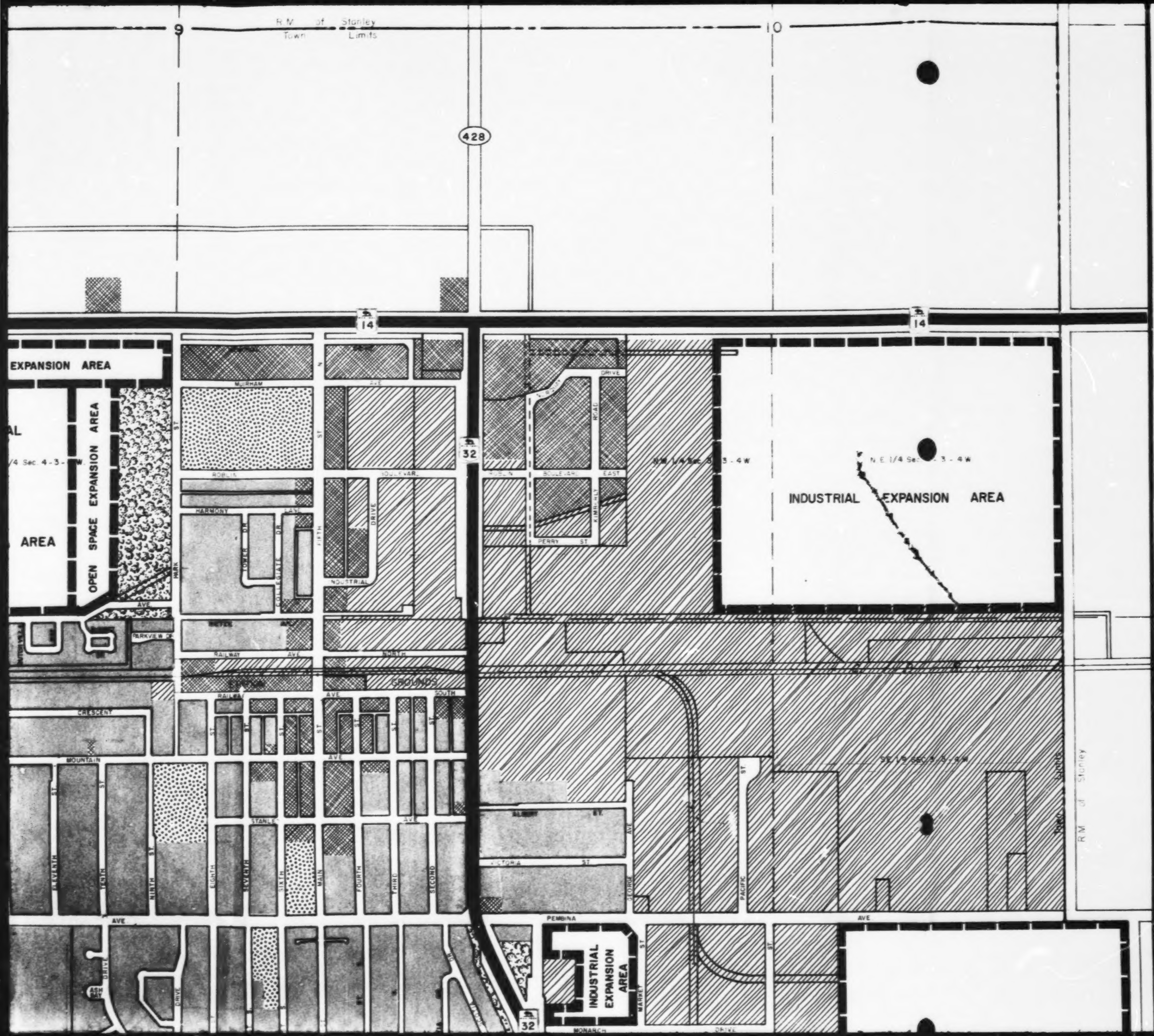
*Policy 4* *Surface runoff within the town is directed to the north and east into the Hespler Creek. Future development will direct runoff into this system and Council will ensure that the drainage capability is sufficient to handle anticipated demands.*

*Policy 5* *When reviewing any development proposal Council shall ensure that police and fire protection manpower and facilities are sufficient to meet increased demands and that the location of these protective services is easily accessible to proposed developments.*

Although Councils are not directly responsible for the installation of public utilities such as hydro, telephone or natural gas, they do have a direct impact on the costs of these utilities through the subdivisions and developments which they approve. Council has a responsibility to assist these utilities to provide the most efficient and effective service.

*Policy 6* *In evaluating and approving any subdivision design or development proposal Council will assist Manitoba Hydro, Manitoba Telephone System, Plains Western Gas and other similar public utilities, to provide their service in the most economical and efficient manner to all new developments and also to provide for the transmission of these utility services into and through the municipality.*


R.M. of Stanley
Town Limits
9
10
428
S.E. 1/4 Sec. 8 - 3 - 4 W.
14
14
14
32
RESIDENTIAL EXPANSION AREA
COMMERCIAL EXPANSION AREA
RESIDENTIAL
EXPANSION AREA
N.W. 1/4 Sec. 4 - 3 - 4 W.
OPEN SPACE EXPANSION AREA
N.E. 1/4 Sec. 5 - 3 - 4 W.
N.W. 1/4 Sec. 3 - 3 - 4 W.
N.E. 1/4 Sec. - 3 - 4 W.
INDUSTRIAL EXPANSION AREA
MUIRHAM AVE
ROBLIN BOULEVARD
HARMONY LANE
TOWER DR
COLLEGIATE DR
FIFTH
DRIVE
INDUSTRIAL
PARK
GRANDEUR AVE
PARKVIEW DR
RIETZE AVE
RAILWAY AVE
NORTH
STATION GROUNDS
RAILWAY AVE
SOUTH
PERRY ST
KIMBERLY
ROAD
DRIVE
ROBLIN BOULEVARD EAST
C.P.R.
C.P.R.
OPEN SPACE
EXPANSION AREA
S.E. 1/4 Sec. 5 - 3 - 4 W.
R.M. of Stanley
Town Limits
CRYSTAL DR
CRYSTAL
CRESCENT
MOUNTAIN
AVE
SALEM
CRES
FIFTEENTH
FOURTEENTH
THIRTEENTH
TWELFTH
ELEVENTH
TENTH
NINTH ST
EIGHTH
SEVENTH
SIXTH
MAIN
FOURTH
THIRD
SECOND
STANLEY AVE
ALBERT ST.
VICTORIA ST
GEORGE
AVE
PACIFIC
S.E. 1/4 Sec. 3 - 3 - 4 W.
R.M. of Stanley
Town Limits
PEMBINA
AVE
PEMBINA
AVE
ASH
DRIVE
INDUSTRIAL EXPANSION AREA


R.M. of Stanley
Town Limits
9
10
428
14
32
EXPANSION AREA
OPEN SPACE EXPANSION AREA
AREA
1/4 Sec. 4 - 3 - 4 W
N.W. 1/4 Sec. 3 - 3 - 4 W
N.E. 1/4 Sec. 3 - 3 - 4 W
INDUSTRIAL EXPANSION AREA
S.E. 1/4 Sec. 3 - 3 - 4 W
ROBLIN
BOULEVARD
HARMONY
LANE
TOWER DR
COLLEGIATE DR
FIFTH
DRIVE
INDUSTRIAL
EAST
DRIVE
KIMBERLY
ROAD
PERRY ST
PARK ST
PARKVIEW DR
RAILWAY AVE
NORTH
STATION GROUNDS
SOUTH
CRESCENT
MOUNTAIN AVE
STANLEY AVE
ELEVENTH
TENTH
NINTH
EIGHTH
SEVENTH
SIXTH
MAIN
FOURTH
THIRD
SECOND
ALBERT ST
VICTORIA ST
GEORGE AVE
PACIFIC ST
PEMBINA AVE
MARKET ST
MONARCH DRIVE
INDUSTRIAL EXPANSION AREA

**M.S.T.W.**
**DEVELOPMENT PLAN**

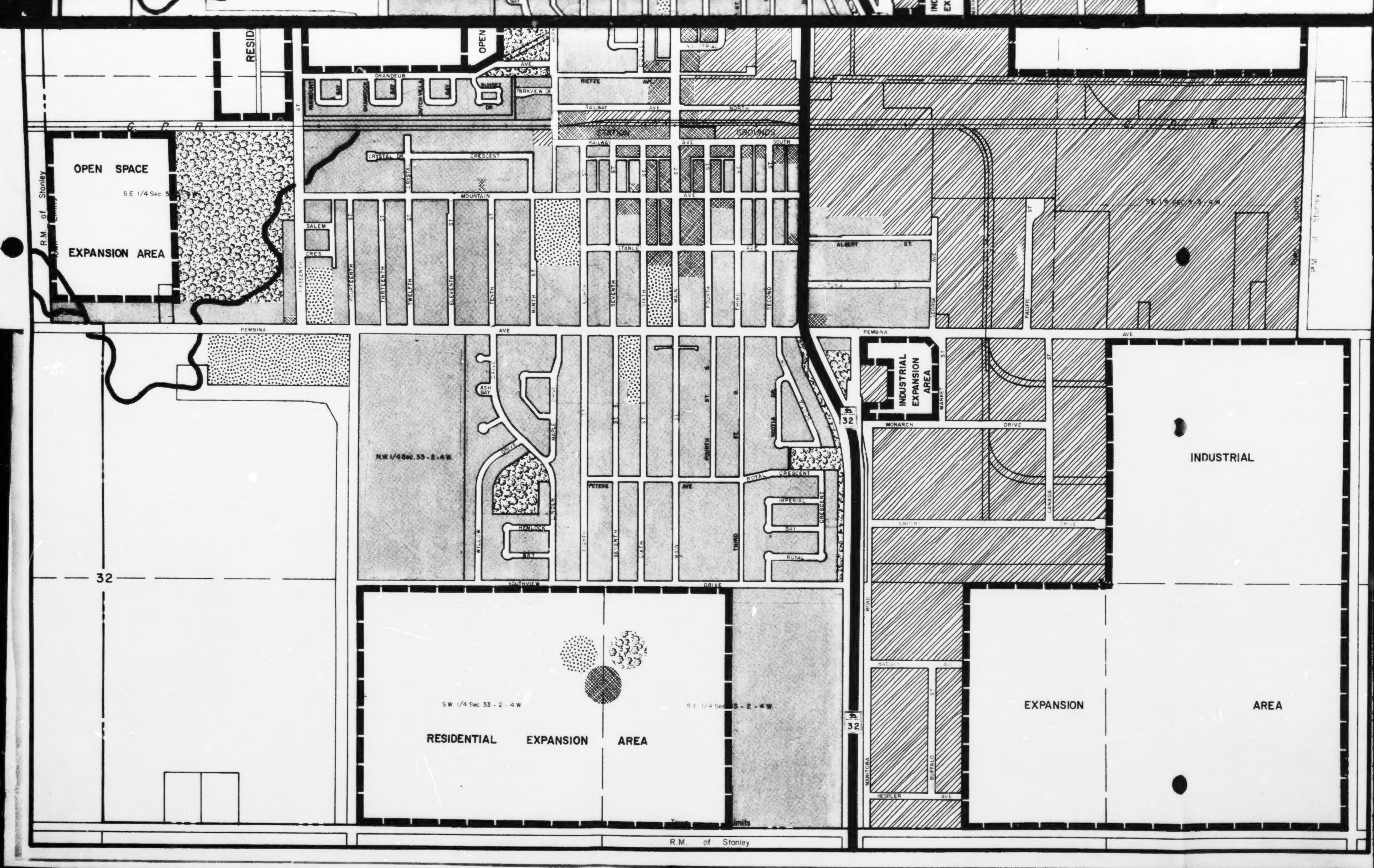
# TOWN OF WINKLER

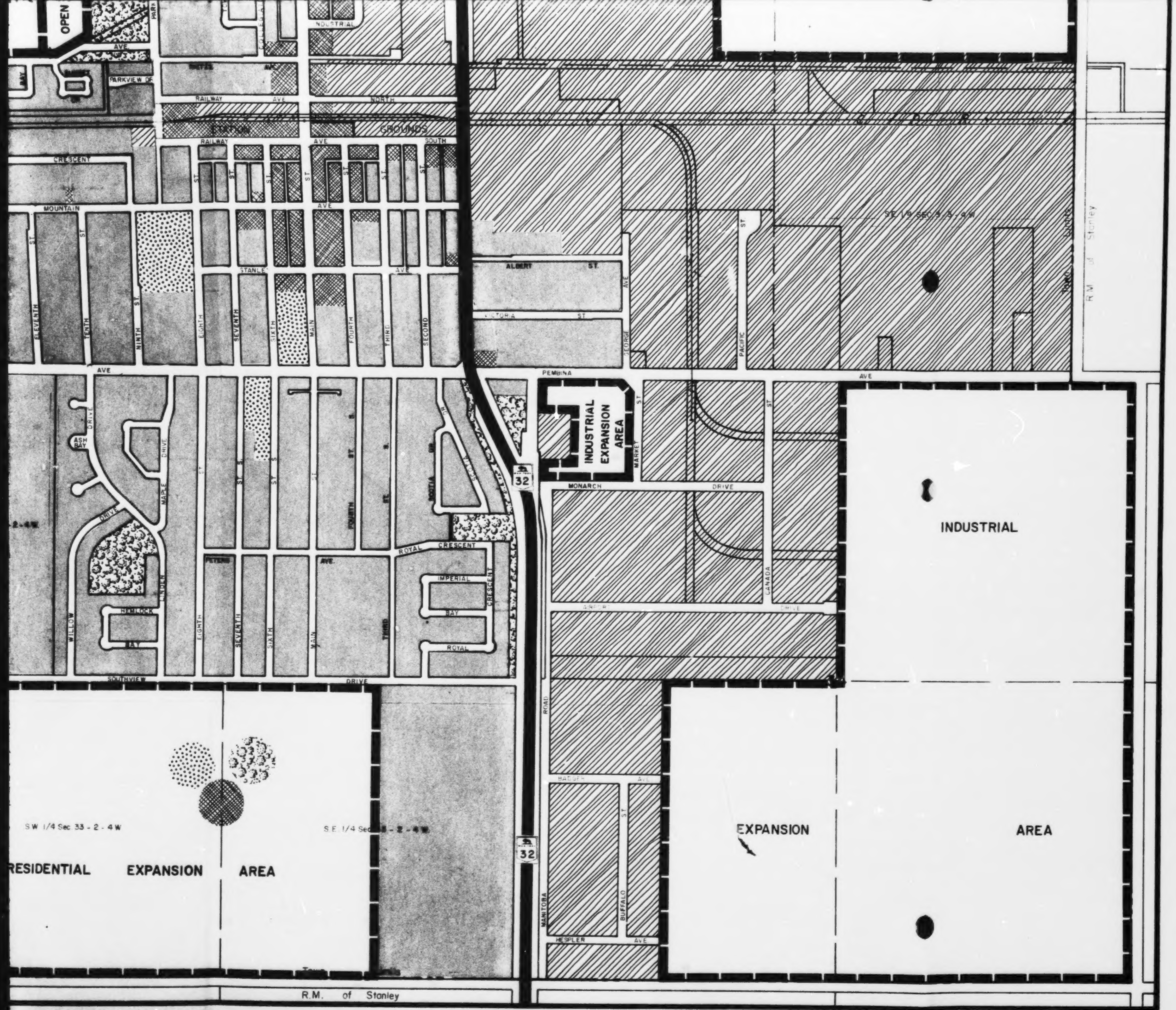
## Map No. W-7

For General Study Purposes Only...

### LEGEND:

- ░ Residential
- ▩ Commercial
- ⁘ Institutional
- ❀ Open Space
- ▨ Industrial
- □ Agricultural
- ▬ Future Expansion
- ■ Provincial Highway
- - - Town Limits


RESID
OPEN
GRANDEUR
BAY
SUNSET DR.
PARKVIEW DR
AVE
RIETZE AVE
INDUSTRIAL
RAILWAY AVE NORTH
C. P. R.
STATION GROUNDS
RAILWAY AVE SOUTH
OPEN SPACE
EXPANSION AREA
S.E. 1/4 Sec. 5
R.M. of Stanley
CRYSTAL DR
CRYSTAL
CRESCENT
MOUNTAIN AVE
STANLEY AVE
SALEM CRES
FIFTEENTH
FOURTEENTH
THIRTEENTH
TWELFTH
ELEVENTH ST
TENTH ST
NINTH ST
EIGHTH ST
SEVENTH ST
SIXTH ST
MAIN ST
FOURTH ST
THIRD ST
SECOND ST
ALBERT ST.
VICTORIA ST
GEORGE AVE
PACIFIC ST
S.E. 1/4 SEC. 3-3-4W
R.M. of Stanley
PEMBINA AVE
INDUSTRIAL EXPANSION AREA
MARKET ST
MONARCH DRIVE
CANADA ST
DRIVE
32
INDUSTRIAL
ASH BAY
MAPLE DRIVE
WILLOW DRIVE
HEMLOCK BAY
LINDEN
N.W. 1/4 Sec. 33-2-4W
PETERS AVE
SCOTIA DR
ROYAL CRESCENT
IMPERIAL BAY
ROYAL
SOUTHVIEW DRIVE
32
S.W. 1/4 Sec 33-2-4W
S.E. 1/4 Sec. 33-2-4W
RESIDENTIAL EXPANSION AREA
Town Limits
R.M. of Stanley
MANITOBA ROAD
BUFFALO ST
HESPLER AVE
EXPANSION AREA


OPEN
INDUSTRIAL
AVE
PARKVIEW DR
RAILWAY AVE
NORTH
STATION
GROUNDS
RAILWAY AVE
SOUTH
CRESCENT
MOUNTAIN AVE
STANLEY AVE
ELEVENTH ST
TENTH ST
NINTH ST
EIGHTH ST
SEVENTH ST
SIXTH ST
MAIN ST
FOURTH ST
THIRD ST
SECOND ST
ALBERT ST
VICTORIA ST
GEORGE AVE
PACIFIC ST
SE 1/4 SEC 4-3-4W
Town Limits
R.M. of Stanley
PEMBINA AVE
INDUSTRIAL EXPANSION AREA
MARKET ST
32
MONARCH DRIVE
ASH BAY
DRIVE
MAPLE DRIVE
ROYAL CRESCENT
IMPERIAL
BAY
CRESCENT
ROYAL
HEMLOCK BAY
LINDEN
WILLOW
PETERS AVE.
SOUTHVIEW DRIVE
AIRPORT DRIVE
CANADA ST
INDUSTRIAL
SW 1/4 Sec 33-2-4W
S.E. 1/4 Sec 33-2-4W
RESIDENTIAL EXPANSION AREA
ROAD
BADGER AVE
ST
BUFFALO
MANITOBA
HESPLER AVE
EXPANSION AREA
R.M. of Stanley

LEGEND:

- ▢ Residential
- ▨ Commercial
- ░ Institutional
- ▩ Open Space
- ▧ Industrial
- ▢ Agricultural
- ▬ Future Expansion
- ▬ Provincial Highway
- --- Town Limits

# LAND USE

200 0 200 400
SCALE IN FEET

JAN. 1982 85-70-126 C

MUNICIPAL PLANNING BRANCH
DEPARTMENT OF MUNICIPAL AFFAIRS
PROVINCE OF MANITOBA
DATE JUNE 1980 DRAWING № 85 - 118 A

# PART VI - IMPLEMENTATION

TABLE OF CONTENTS

| | Page No. |
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| 1. Zoning By-Law | VI-1 |
| 2. Subdivision Approval | VI-2 |
| 3. Development Agreement | VI-2 |
| 4. Development and Building Permits | VI-3 |
| 5. Capital Projects | VI-3 |

Council is responsible for the implementation of the goals, objectives and policies of this plan and shall ensure that the use and development of land reflects the plans intent.

*Objective 1* *To ensure that the growth and development of each municipality is consistent with the intent of this plan and the goals, objectives and policies contained herein.*

The Municipal Act and the Planning Act provide a number of means by which to implement the policies of this Development Plan. Council will use all of the following in the most appropriate manner to ensure that growth occurs in the best interest of the residence of the Municipalities and the Planning District.

## Zoning By-law

Under Section 34(2) of the Planning Act a Council shall enact a zoning by-law for the purpose of regulating the use and development of land. This is one of the most important tools at Councils disposal for implementing the Development Plan.

Through a Zoning By-law a Council can establish districts or zones to which compatible uses can be directed and they can determine criteria by which these zones are to developed. These criteria should maintain the character and the peculiar suitability of each zone for a particular use. It should be noted that Land Use Maps M-7,ST-2,T-2,W-7 and the Village Maps S-1 to S-11 inclusive, show land use patterns which will eventually be developed. Council will only approve the rezoning of these areas to their designated uses when the land is needed for that use and when the land can be economically developed and serviced to municipal standards. Until that time it shall be zoned for primarily agricultural uses to ensure that the land is not developed in a manner which may prevent easy conversion to the designated uses. The Land Use Maps reflect, as closely as possible, existing uses and existing zoning. However where existing use or zoning clearly conflicts with the goals, objectives and policies of this Development Plan, necessary changes have been made.

Through the adoption, review and prudent amendment of a wise zoning by-law, Council can encourage a pattern of land use which minimizes conflicts and permits the greatest use and enjoyment of land by residents.

*Policy 1* — *Council shall adopt a zoning by-law to regulate the use and development of land in a manner which is consistent with the intent of this development plan and in the best interests of the residents of the municipalities.*

## Subdivision Approval

Every subdivision must be approved by the Council of the Municipality in which the subdivision is taking place, before it can be approved by the Approving Authority. At the present time the Approving Authority is the Minister of Municipal Affairs however, Section 61.1 of the Planning Act provide for the transfer of this authority to a Planning District when a Development Plan has been adopted.

In considering a subdivision the Council and the Approving Authority will ensure that the proposal:

1. complies with the requirements of all municipal by-laws and the Planning Act and its Regulations; and
2. is consistent with the policies and the intent of this Development Plan.

*Policy 2* — *All subdivisions shall be evaluated as to their location, design and servicing in order to ensure compliance with municipal by-laws and this Plan, to protect the health and safety of residents and to minimize financial or other costs to nearby property owners and to the municipality in general.*

## Development Agreements

A Development Agreement between the Municipality and a land owner may be required by the Municipality where the land is being subdivided (Sec. 63 of the Planning Act) or where a rezoning of the land is requested (Sec. 48(1)). This agreement establishes the conditions of subdivision or rezoning and it may be registered against the title so that it affects not only the owner who made the agreement with Council but all subsequent owners.

In the case of a subdivision the agreement will clearly identify the responsibilities of the Municipality and those of the developer so that, when completed, the development will be safe, efficient, compatible with surrounding land uses, a benefit to the municipality and generally consistent with the intent of this plan. A policy should be established which identifies the conditions normally required in a subdivision development agreement in order to ensure consistent and fair treatment of all developers.

In the case of a zoning amendment a development agreement may be required where Council feels that certain works are required to bring a development up to municipal standards or to ensure that it will more closely conform with the character of the surrounding area.

*Policy 3* *Council may require developers to enter into development agreements with the municipality to ensure compliance with current servicing standards and conformity with the intent of this plan. Council shall establish development standards so that all developers are made aware of municipal requirements and each development can be treated equitably.*

## Development and Building Permits

A development permit ensures compliance with municipal planning standards such as setbacks from roads. A building permit ensures that a structure conforms to safe construction standards adopted by the Municipality. These permits are issued and administered by the M.S.T.W. Planning District but the conditions of the permits are established by Council through the adoption of by-laws.

These permits offer protection to the municipality by ensuring that building and planning standards are being met, and they offer protection to the developer by advising him of safe construction standards and providing inspections and building advice.

*Policy 4* *Council will utilize development and building permits to ensure that the planning and building standards of the municipality are being met and that developers are properly advised of safe building practices.*

## Capital Projects

Capital projects include any works constructed by the municipality to serve the residents. These projects are a more direct way to implement the intent of this development plan than the regulation of land use and development which is possible through the adoption and amendment of by-laws. The Council of every Municipality is required, under Section 561 of the Municipal Act, to prepare a 5 year Capital Expenditure Program. These programs, attached hereto as Appendix "A", Appendix "B", Appendix "C" and Appendix "D", reflect the capital works priorities established by the Councils for the period 1983 to 1987. As these Capital Expenditure Programs must be prepared annually, priorities may change, however in no case shall a capital project be proposed which contradicts the policies of this plan.

Policy 5 *Council will proceed with capital expenditures which are necessary to meet the needs of the residents of the Municipality, which are consistent with the wise management of the municipalities resources and which implement the goals, objectives and policies of this plan.*

## Public Awareness Programs

Council can only hope to achieve the aims of this plan if the residents of the municipality are aware of these aims and understand the methods being used to implement them. The public awareness program begins with a clear explanation of the goals, objectives and policies of this plan and the reasoning behind them and an adequate opportunity for public input prior to adoption. It continues with information being available to the public on the adoption and amendment of by-laws and the construction of capital works designed to implement the plan.

Policy 6 *Through public meetings, publications and other means of distributing information, Council will promote public awareness of the intent of this plan and the by-laws and programs which are designed to implement its goals, objectives and policies.*

FORM No. 479-1348 — Capital Expenditure Program (278)

## TOWN OF MORDEN
(Name of Municipality)

## CAPITAL EXPENDITURE PROGRAM

| PURPOSE | CAPITAL EXPENDITURE (Mark Priority 1, 2, 3, etc.) | | | | | | SOURCE OF FUNDS | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 19 83 | 1984 | 1985 | 1986 | 1987 | Total | Operating | Reserves | Debenture Sales | Other |
| Civic Centre - Asphalting | 25,000. | | | | | 25,000. | 25,000. | | | |
| Office Equipment | 4,800. | 1,500. | 1,500. | 1,500. | 1,500. | 10,800 | 10,800. | | | |
| Computer System | | | 50,000. | | | 50,000. | | 50,000. | | |
| Police Alarm System Panel | 5,500. | | | | | 5,500. | 5,500 | | | |
| Radar | 4,200. | | | | | 4,200. | 4,200. | | | |
| Photographic Equipment | | 1,000. | | | | 1,000. | 1,000. | | | |
| Bullet Proof Vests | | 1,200. | | | | 1,200. | 1,200. | | | |
| Miscellaneous | 800. | 800. | 800. | 800. | 800. | 4,000. | 4,000. | | | |
| Fire Class A Pumper | 90,000. | | | | | 90,000. | | 90,000. | | |
| Rescue Unit | | 20,000. | | | | 20,000. | | 20,000. | | |
| Mini Pumper | | | 40,000. | | | 40,000. | | 40,000. | | |
| 3 breathing apparatus | 4,500. | | | | | 4,500. | 4,500. | | | |
| Public Works Sweeper | | | 50,000. | | | 50,000. | | 50,000. | | |
| 1 Ton Truck | | | 12,000. | | | 12,000. | | 12,000. | | |
| 3 Ton Truck | | | 20,000. | | | 20,000. | | 20,000. | | |
| Garbage Truck | | | | | 80,000. | 80,000. | | 80,000. | | |
| Industrial Land Purchase | 60,000. | | 120,000. | | | 180,000. | | 180,000. | | |
| Paving | 200,000. | 200,000. | 200,000. | 200,000. | 200,000. | 1,000,000. | | | 1,000,000. | |
| Parks & Recreation | 15,000. | 15,000. | 15,000. | 15,000. | 15,000. | 75,000. | 75,000. | | | |
| | 409,800. | 239,500. | 509,300. | 217,300. | 297,300. | 1,673,200. | 131,200. | 542,000. | 1,000,000. | |

| SOURCE OF FUNDS — ANNUAL | 19 83 | 19 84 | 1985 | 19 86 | 1987 | TOTAL |
|---|---|---|---|---|---|---|
| OPERATING | 59,800. | 19,500. | 17,300. | 17,300. | 17,300. | 131,200. |
| RESERVES | 150,000. | 20,000. | 292,000. | | 80,000. | 542,000. |
| DEBENTURE SALES | 200,000. | 200,000. | 200,000. | 200,000. | 200,000. | 1,000,000. |
| OTHER | | | | | | |
| | 409,800. | 239,500. | 509,300. | 217,300. | 297,300. | 1,673,200. |

FOR MUNICIPAL USE ONLY

ADOPTED BY RESOLUTION OF COUNCIL, April 13th, 19 82

Head of Council

Secretary-Treasurer

FOR DEPARTMENTAL USE ONLY

[illegible] 1982
Date Received

Authorized Signature

Appendix "A" - Page 1

## TOWN OF MORDEN UTILITY
(Name of Municipality)

## CAPITAL EXPENDITURE PROGRAM

| PURPOSE | CAPITAL EXPENDITURE (Mark Priority 1, 2, 3, etc.) 1983 | 1984 | 1985 | 1986 | 1987 | Total | SOURCE OF FUNDS Operating | Reserves | Debenture Sales | Other |
|---|---|---|---|---|---|---|---|---|---|---|
| Miscellaneous Equipment | 1,500. | 1,500. | 1,500. | 1,500. | 1,500. | 7,500. | 7,500. | | | |
| Meters Purchased | 3,500. | 4,000. | 4,000. | 4,000. | 4,500. | 20,000. | 20,000. | | | |
| Industrial Park (Hoeppner)Sewer | | 25,000. | | | | 25,000. | | | 25,000. | |
| Misc. Connect & Extensions | 4,000. | 4,000. | 4,000. | 4,000. | 4,000. | 20,000. | 20,000. | | | |
| Domestic Lagoon Clean Up | 30,000. | | | | | 30,000. | | | 30,000. | |
| Industrial Lagoon Clean Up Diver | 50,000. | | | | | 50,000. | | | 50,000. | |
| Filter Beds at Plant | 15,000. | | | | | 15,000. | | | 15,000. | |
| Mountain & S. Railway Loop Water | 10,000 | | | | | 10,000. | 10,000. | | | |
| Sewer Flusher | | 15,000. | | | | 15,000. | | 15,000. | | |
| ½ Ton Truck | | | 13,000. | | | 13,000. | | 13,000. | | |
| Steamer | 15,000. | | | | | 15,000. | | 15,000. | | |
| Industrial Park Water Line1-98" | | 45,500. | | | | 45,500. | | | 45,500. | |
| Main Water Line 10" | | | 90,000. | | | 90,000. | | | 90,000. | |
| Lagoon Main Line Discharge 18" | | | | | 100,000. | 100,000. | | | 100,000. | |
| Lagoon Expansion | | 250,000. | | | | 250,000. | | | 250,000. | |
| Trunk Sewer (North) | | | | | 100,000. | 100,000. | | | | 100,000. |
| | 129,000. | 345,000. | 112,500. | 9,500. | 210,000. | 806,000. | 57,500. | 43,000. | 605,500. | 100,000 |

| SOURCE OF FUNDS — ANNUAL | 1983 | 1984 | 1985 | 1986 | 1987 | TOTAL |
|---|---|---|---|---|---|---|
| OPERATING | 19,000. | 9,500. | 9,500. | 9,500. | 10,000. | 57,500. |
| RESERVES | 15,000. | 15,000. | 13,000. | | | 43,000. |
| DEBENTURE SALES | 95,000. | 320,500. | 90,000. | | 100,000. | 605,500. |
| OTHER | | | | | 100,000. | 100,000. |
| | 129,000. | 345,000. | 112,500. | 9,500. | 210,000. | 806,000. |

FOR MUNICIPAL USE ONLY

ADOPTED BY RESOLUTION OF COUNCIL, April 13th, 1982

Head of Council

Secretary-Treasurer

FOR DEPARTMENTAL USE ONLY

Date Received

Authorized Signature

STANLEY
(Name of Municipality)

## CAPITAL EXPENDITURE PROGRAM

| PURPOSE | CAPITAL EXPENDITURE (Mark Priority 1, 2, 3, etc.) 19 83 | 19 84 | 19 85 | 19 86 | 19 87 | Total | SOURCE OF FUNDS Operating | Reserves | Debenture Sales | Other |
|---|---|---|---|---|---|---|---|---|---|---|
| MOTOR GRADER & PLOW | | R 140,000 | | R 140,000 | | 280,000 ✓ | | 280,000 | | |
| OFFICE EQUIPMENT | O 1,000 | O 1,000 | O 1,000 | O 1,000 | O 1,000 | 5,000 ✓ | 5,000 | | | |
| SELF LOADING SCRAPER | | | | | O R 200,000 | 200,000 ✓ | 30,000 | 170,000 | | |
| BACK-HOE | O 25,000 | | | | | 25,000 ✓ | 25,000 | | | |
| TRAILER FOR BACK-HOE | O 4,000 | | | | | 4,000 ✓ | 4,000 | | | |
| | ✓ 30,000 | ✓ 141,000 | ✓ 1,000 | ✓ 141,000 | ✓ 201,000 | ✓ 514,000 | ✓ 64,000 | ✓ 450,000 | | |

| SOURCE OF FUNDS — ANNUAL | 19 83 | 19 84 | 19 85 | 19 86 | 19 87 | TOTAL |
|---|---|---|---|---|---|---|
| OPERATING | 30,000 | 1,000 | 1,000 | 1,000 | 31,000 | 64,000 ✓ |
| RESERVES | | 140,000 | | 140,000 | 170,000 | 450,000 ✓ |
| DEBENTURE SALES | | | | | | |
| OTHER | | | | | | |
| | ✓ 30,000 | ✓ 141,000 | ✓ 1,000 | ✓ 141,000 | ✓ 201,000 | ✓ 514,000 |

FOR MUNICIPAL USE ONLY

ADOPTED BY RESOLUTION OF COUNCIL, April 8 19 82

Geo J. Froese
Head of Council

Monty Wm Foussard
Secretary-Treasurer

FOR DEPARTMENTAL USE ONLY

APR 1 3 1982
Date Received

Authorized Signature

Appendix "B"

FORM No. 479-3344 — CAPITAL EXPENDITURE PROGRAM

## RURAL MUNICIPALITY OF THOMPSON
(Name of Municipality)
## CAPITAL EXPENDITURE PROGRAM

| PURPOSE | CAPITAL EXPENDITURE (Mark Priority 1, 2, 3, etc.) | | | | | | SOURCE OF FUNDS | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 19 83 | 1984 | 19 85 | 19 86 | 19 87 | Total | Operating | Reserves | Debenture Sales | Other |
| Workshop | 1 20000 | | | | | 20000 ✓ | 20000 | | | |
| Office Equipment | 2 4000 | | | | | 4000 ✓ | | 4000 | | |
| Truck | | 1 40000 | | | | 40000 ✓ | 10000 | 10000 | | 20000 |
| Used Caterpillar | | | 1 60000 | | | 60000 ✓ | 20000 | 30000 | | 10000 |
| Wheel Loader | | | | 1 90000 | | 90000 ✓ | 25000 | 45000 | | 20000 |
| Truck | | | | | 1 60000 | 60000 ✓ | 10000 | 35000 | | 15000 |
| | ✓ 24000 | ✓ 40000 | ✓ 60000 | ✓ 90000 | ✓ 60000 | ✓ 274000 | ✓ 85000 | ✓ 124000 | Nil | ✓ 65000 |

| SOURCE OF FUNDS — ANNUAL | 19 83 | 19 84 | 19 85 | 19 86 | 19 87 | TOTAL |
|---|---|---|---|---|---|---|
| OPERATING | 20000 | 10000 | 20000 | 25000 | 10000 | 85000 ✓ |
| RESERVES | 4000 | 10000 | 30000 | 45000 | 35000 | 124000 ✓ |
| DEBENTURE SALES | | | | | | Nil |
| OTHER | | 20000 | 10000 | 20000 | 15000 | 65000 ✓ |
| | ✓ 24000 | ✓ 40000 | ✓ 60000 | ✓ 90000 | ✓ 60000 | ✓ 274000 |

FOR MUNICIPAL USE ONLY

ADOPTED BY RESOLUTION OF COUNCIL, April 13 19 82

Head of Council

Secretary-Treasurer

FOR DEPARTMENTAL USE ONLY

APR 15 1982
Date Received

Authorized Signature

Appendix "C"

FORM No. T1-270—Capital Expenditure Program
Authorized by Minister of Municipal Affairs

THE TOWN OF WINKLER
(Name of Municipality)

# CAPITAL EXPENDITURE PROGRAM

| PURPOSE | CAPITAL EXPENDITURE (Mark Priority 1, 2, 3, etc.) | | | | | | SOURCE OF FUNDS | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1983. | 1984 | 1985 | 1986 | 1987 | Total | Operating | Reserves | Debenture Sales | Other |
| Lagoon Expansion | | | 800,000. | 800,000. | | 1,600,000. | | | 800,000 | 800,000. |
| Street Paving | | 800,000. | 800,000. | 800,000. | 300,000. | 2,700,000. | | | 1,700,000. | 1,000,000. |
| Water Storage Reservoir | | | | | 1000,000. | 1,000,000. | | | 500,000. | 500,000. |
| Street Sweeper | | 60,000. | | | | 60,000. | | 60,000. | | |
| Motor Grader | | | 80,000. | | | 80,000. | | 80,000. | | |
| Trucks/Tractor replacement | 30,000. | 30,000. | 30,000. | 30,000. | 30,000. | 150,000. | 150,000. | | | |
| Park Land | | 300,000. | | | | 300,000. | | | 300,000 | |
| Recreation Facilities | 20,000. | 20,000. | 20,000. | 20,000. | 20,000. | 100,000. | 50,000. | | | 50,000. |
| New Arena (Secondary) | | | | | 300,000. | 300,000 | | | 300,000. | |
| New Swim Pool | | | | | 200,000. | 200,000. | | | 200,000. | |
| Police Car | 12,000. | 12,000. | 12,000. | 12,000. | 12,000. | 60,000. | 60,000. | | | |
| Fire Equipment | 10,000. | 10,000. | 10,000. | 10,000. | 10,000. | 50,000. | 50,000. | | | |
| TOTAL | 72,000. | 1232,000. | 1752,000. | 1672,000. | 1872,000. | 6,600,000. | 310,000. | 140,000. | 3,800,000. | 2,350,000. |

| SOURCE OF FUNDS — ANNUAL | 1983 | 1984 | 1985 | 1986 | 1987 | TOTAL |
|---|---|---|---|---|---|---|
| OPERATING | 62,000. | 62,000. | 62,000. | 62,000. | 62,000 | 310,000. |
| RESERVES | | 60,000. | 80,000. | | | 140,000. |
| DEBENTURE SALES | | 700,000. | 800,000. | 1,000,000 | 1,300,000. | 3,800,000. |
| OTHER | 10,000. | 410,000. | 810,000. | 610,000. | 510,000. | 2,350,000. |
| | 72,000. | 1,232,000. | 1,752,000. | 1,672,000. | 1,872,000. | 6,600,000. |

FOR MUNICIPAL USE ONLY

ADOPTED BY RESOLUTION OF COUNCIL, February 9th 1982.

Head of Council

Secretary-Treasurer

FOR DEPARTMENTAL USE ONLY

MAR 30 1982
Date Received

Authorized Signature

Appendix "D"

POOR

QUALITY

ORIGINAL